

JANUARY 24, 2000

**7:00 P.M. – REGULAR MEETING
COUNCIL CHAMBERS - 4TH FLOOR**

PRESENT:

City Councillor G. Gibson (Chair)
Regional Councillor P. Palleschi (Vice-Chair)
Regional Councillor R. Begley
Regional Councillor S. Fennell
Regional Councillor G. Miles
City Councillor L. Jeffrey
City Councillor R. Callahan
City Councillor S. DiMarco
City Councillor J. Hutton
City Councillor B. Cowie
City Councillor P. Richards
City Councillor D. Metzak
City Councillor J. Sprovieri
City Councillor S. Hames

ABSENT:

Regional Councillor L. Bissell (Other Municipal Business)
City Councillor B. Hunter (Other Municipal Business)

STAFF PRESENT:

J. Marshall, Commissioner of Planning & Building
J. Corbett, Director, Development Services, Planning & Building
J. Metras, Commissioner of Legal Services & City Solicitor
R. Bino, Manager of Development Services, Works &
Transportation
K. Walsh, Director Facility Development & Property Management,
Community Services
P. Caine, City Treasurer
L.J. Mikulich, City Clerk, Legal Services Department
K. MacCollum, Legislative Co-ordinator, Legal Services
Department

MINUTES
Planning and Building Committee

The meeting was called to order at 7:15 p.m.

Committee adjourned at 1:14 a.m. January 25, 2000.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

ITEM	RECOMMENDATION
A.	PB001-2000 APPROVAL OF AGENDA
D 1.	PB002-2000 UPSCALE EXECUTIVE HOUSING STUDY: DENSITY PB003-2000 AND IMPLEMENTATION REFINEMENTS (File P03EX/P25OV)
D 2.	PB004-2000 CONSIDERATION OF POLICY ISSUE: DUAL HIGH PB005-2000 SCHOOL/COMMUNITY RECREATION CENTRE PB006-2000 CAMPUS VERSUS STAND-ALONE HIGH SCHOOL SITES PB007-2000 - WARD 10 (File P26S-28) PB008-2000
D 3.	PB009-2000 CENTRAL AREA COMMUNITY IMPROVEMENT PLAN: PB010-2000 DEVELOPMENT INCENTIVE GRANTS (File P75CE)
D 4.	PB011-2000 PROPOSED MOSQUE - SUNFOREST DRIVE & HWY 7 - PB012-2000 WARD 2 (File C1E11.14)
E 1.	PB004-2000 CENTRAL AREA COMMUNITY IMPROVEMENT PLAN: DEVELOPMENT INCENTIVE GRANTS (File P75CE).
F 1.	PB013-2000 PUBLIC MEETING REPORT - DEVELOPMENTS ALONG PB014-2000 HIGHWAY 407 (File P45GE-1).
F 2.	PB015-2000 PUBLIC MEETING REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - MCLAUGHLIN ROAD PROPERTIES - WARD 6 (File C2W12.1).
F 3.	PB016-2000 PUBLIC MEETING REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - HARVEST WORSHIP CENTRE - WARD 2 (File C1W12.4).
F 4.	PB017-2000 PUBLIC MEETING REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - RANBURNE HOLDINGS LIMITED - WARD 2 (File C2E11.13).
G 1.	PB018-2000 DRAFT PLAN OF PROPOSED SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - PELLIZZARI ET. AT. - WARD 2 (File C1E17.18).

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G 2.	PB019-2000	PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - 773665 ONTARIO LIMITED - WARD 6 (File C3W12.3).
G 3.	PB020-2000	APPLICATION TO AMEND THE ZONING BY-LAW - VINCENT PLANNING - 370 MAIN STREET NORTH - WARD 5 (File C1E8.16).
G 4.	PB021-2000	APPLICATIONS TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - BRAMPTON BRICK LIMITED, CENTREFUND DEVELOPMENT CORP., SNELGROVE PLAZA INC. - WARD 2 (Files C1W15.14, C1W16.14, C1E17.20).
H 1.	PB022-2000	REVIEW ON GROUP HOMES & FOSTER HOMES (File C51GR).
H 2.	PB023-2000	PHASING OF RESIDENTIAL DEVELOPMENT IN BRAMPTON, BASED ON SCHOOL ACCOMMODATION (File P13.4/P03.7).
H 3.	PB024-2000	STATUS MEMORANDUM REGARDING THE ENVIRONMENTAL ANALYSIS OF 5 SITES IN THE BRAM WEST AND CREDIT VALLEY SECONDARY PLAN AREAS (File P25SP40/P25SP45).
*	I 1.	PB025-2000 BUILDING PERMIT ACTIVITY FOR THE MONTH OF DECEMBER, 1999 (File B11).
	J 1.	PB026-2000 TRAVEL TRAILERS AND OTHER TRAILERS (File P45GE-1).
	J 2.	PB027-2000 NOISE BARRIER POLICIES IN BRAMPTON (File N05NO).
*	K 1.	PB028-2000 MINUTES – BRAMPTON HERITAGE BOARD, DECEMBER 20, 1999.
O.	PB029-2000	ADJOURNMENT

City Councillor Gibson, Chair

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A. APPROVAL OF AGENDA

PB001-2000 That the Agenda for the Planning & Building Committee Meeting dated January 24, 2000, be approved as amended to add:

- D 1. Delegation of Mr. John Staines re: **UPSCALE EXECUTIVE HOUSING STUDY: DENSITY AND IMPLEMENTATION REFINEMENTS** (File P03EX/P25OV).
- D 2A. Delegations re: **CONSIDERATION OF POLICY ISSUE: DUAL HIGH SCHOOL/COMMUNITY RECREATION CENTRE CAMPUS VERSUS STAND-ALONE HIGH SCHOOL SITES - WARD 10** (File P26S-28).
 - 4. Ms. Susan Vecchi, , Our Lady of Providence Catholic School Council
 - 5. Mr. Bob Hooshley, Metrus Development
- D 2B. Correspondence from Daniel J. Parr, Principal, St. Michael Catholic Secondary School, Stratford, Ontario, dated January 20, 2000, re: **DUAL HIGH SCHOOL/COMMUNITY RECREATION CENTRE CAMPUS VERSUS STAND-ALONE HIGH SCHOOL SITES** (File P26S-28).
- D 3. Delegations re: **CENTRAL AREA COMMUNITY IMPROVEMENT PLAN: DEVELOPMENT INCENTIVE GRANTS** (File P75CE)(See Item E1).
 - 1. Mr. Bob Jarvis, Keyser Mason Ball
 - 2. Mr. Michael Gagnon, Gagnon Law Bozzo Urban Planners
 - 3. Mr. Colin Chung, Gagnon Law Bozzo Urban Planners
 - 4. Mr. Rick Pottens, Brookstone Homes
- D 4A. Delegations re: **PROPOSED MOSQUE - SUNFOREST DRIVE & HWY 7 - WARD 2** (File C1E11.14).
 - 1. Mr. M. Qazi, Qazi Municipal Engineering & Computer Modelling Ltd.
 - 2. Mr. A. Florio, 48 Cashel Street
 - 3. Mr. W. Confiant, 23 Cashel Street
 - 4. Mr. M. Ali
 - 5. Mr. A. Mohamed
 - 6. Mr. Bacchus
- D 4B. Correspondence from Mr. A. Beyerle, 57 Sunforest Drive, dated January 24, 2000, re: : **PROPOSED MOSQUE - SUNFOREST DRIVE & HWY 7 - WARD 2** (File C1E11.14).
- F 1B. Correspondence from M. Virginia MacLean, Cassels Brock & Blackwell, dated January 24, 2000, re: **PUBLIC MEETING REPORT - DEVELOPMENTS ALONG HIGHWAY 407** (File P45GE-1).
- G5. Update re: **18 KARAT SUBDIVISION** (File C5E11.10)

CARRIED

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B. CONFLICTS OF INTEREST - nil

C. CONSENT

- * The following items listed with an asterisk (*) are considered to be routine and non-controversial by the Committee and will be approved at one time. There will be no separate discussion of these items unless a Committee Member requests it, in which case the item will not be consented to and will be considered in the normal sequence of the agenda.

(F3, G1, G2, G3, G4, H3, I1, K1)

D. DELEGATIONS

D 1. Delegations re: **UPSCALE EXECUTIVE HOUSING STUDY: DENSITY AND IMPLEMENTATION REFINEMENTS** (File P03EX/P25OV).

1. Mr. John Van Noorstrand, representing HARPO
2. Mr. John Staines, Area Resident

Mr. Van Noorstrand spoke in favour of the staff report and informed committee that his client (HARPO) had concerns with the boundary and collector road within Area 1 of the report. He requested that the lands on the south side of Area 1 be included in the executive housing area.

Mr. Staines requested committee to postpone their decision until the results of the Environmental Assessment being done by the Region of Peel have been released.

Committee was informed that the Municipality of Halton Hills is proceeding with a by-pass for Highway 7 around Norval. The City of Brampton is not planning on looking at the by-pass at the present time.

PB002-2000 That the delegations to the Planning and Building Committee meeting of January 24, 2000, re: **UPSCALE EXECUTIVE HOUSING STUDY: DENSITY AND IMPLEMENTATION REFINEMENTS** (File P03EX/P25OV) be received:

1. Mr. John Van Nostrand
2. Mr. John Staines

CARRIED

Report F5 was brought forward and dealt with at this time

PB003-2000 That the report from A. Smith, Policy Planner, and B. Winterhalt, Director, Planning Policy and Research, dated January 17, 2000, to the Planning and Building Committee meeting of January 24, 2000, re: **PUBLIC MEETING REPORT - UPGRADE EXECUTIVE HOUSING STUDY** (File P03EX/P25OV) be received; and,

That the draft Official Plan Amendment attached as Appendix B to the staff report dated January 17, 2000, which incorporates the upscale executive housing standards, criteria, designations and policies endorsed by Council on November 22, 1999, as well as modifications and refinements to reflect further input and staff consideration, be adopted.

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That the Region of Peel be requested to defer the final approval of that portion of the draft Official Plan Amendment attached as Appendix B to the staff report dated January 17, 2000, as it applies to the lands located west of The Gore Road, south of Princess Andrea Drive (owned by Livingston, 1262120 Ontario Limited, 903287 Ontario Limited in Trust, and Ferbram Holdings) to allow the area landowners to put forward a revised development plan for the area that meets the upscale executive housing objectives to the satisfaction of the City of Brampton.

That Planning staff be directed to revise the draft Official Plan Amendment to include both sides of the collector road which will run parallel to the Credit River Valley within the Upscale Executive Housing Special Policy Area for the Bram West Secondary Plan, prior to forwarding the draft Amendment to Council.

CARRIED

D 2A. Delegations re: **CONSIDERATION OF POLICY ISSUE: DUAL HIGH SCHOOL/COMMUNITY RECREATION CENTRE CAMPUS VERSUS STAND-ALONE HIGH SCHOOL SITES - WARD 10** (File P26S-28).

1. Mr. Arthur Peters, Dufferin-Peel Catholic District School Board
2. Mr. Noel Martin, St. Marguerite d'Youville School Council
3. Mr. David Phillips, Our Lady of Providence Catholic School Council
4. Ms. Susan Vecchi, , Our Lady of Providence Catholic School Council
5. Mr. Bob Hooshley, Metrus Development

Mr. Peters, Mr. Martin, Mr. Phillips and Ms. Vecchi spoke against the application citing traffic concerns, the high number of students, high incidents of criminal activities at the school and in the school community.

Mr. Bob Hooshley spoke in favour of the application. He informed committee of other locations for a similar type of venture to take place.

At 8:25 p.m., the following Recommendation was passed:

PB004-2000 That the Council proceed into a Closed Session in order to address matters pertaining to

- the receiving of advice that is subject to solicitor/client privilege including communications necessary for that purpose.

CARRIED

Committee moved in to Open Session at 8:50 p.m.

PB005-2000 That the delegations, to the Planning and Building Committee meeting of January 24, 2000, re: **CONSIDERATION OF POLICY ISSUE: DUAL HIGH SCHOOL/COMMUNITY RECREATION CENTRE CAMPUS VERSUS STAND-ALONE HIGH SCHOOL SITES - WARD 10** (File P26S-28) be received;

1. Mr. Arthur Peters, Dufferin-Peel Catholic District School Board
2. Mr. Noel Martin, St. Marguerite d'Youville School Council

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3. Mr. David Phillips, Our Lady of Providence Catholic School Council
4. Ms. Susan Vecchi, , Our Lady of Providence Catholic School Council
5. Mr. Bob Hooshley, Metrus Development

CARRIED

Report H4 was brought forward and dealt with at this time.

PB006-2000

That the report from B. Winterhalt, Director of Planning Policy and Research, dated January 17, 2000, to the Planning and Building Committee meeting of January 24, 2000, re: **CONSIDERATION OF POLICY ISSUE: DUAL HIGH SCHOOL/COMMUNITY RECREATION CENTRE CAMPUS VERSUS STAND-ALONE HIGH SCHOOL SITES - WARD 10** (File P26S-28) be received; and,

Whereas the proposed joint use campus (separate public) at Sandalwood Parkway and Dixie Road was initially designated for a public school campus, community parks, to accommodate a senior public school and a high school;

Whereas a high school campus should have a larger land mass than a high and junior school campus, because of a greater number of students;

Whereas the proposed high school campus has not been properly planned for and designed by either school board;

Whereas there are no such campus' concept built in Peel Region and that the Dufferin-Peel Catholic School Board undertook a feasibility study composed of three focus groups to study the concept of a joint use campus with a negative conclusion of all groups finding that the size of 3,000 to 4,000 students being the most problematic issue;

Whereas it requires extensive planning and design for the success of a multiunit campus, consisting of two school boards, a city recreation facility and library;

Whereas the Dufferin-Peel Catholic School Board is ready and has funding approval to start construction of St. Marguerite d'Youville Secondary School in the year 2000;

Whereas as it is critical that no delays be incurred on the Dufferin-Peel Catholic School Board to start construction of the new school in Springdale, with the opening planned for 2002;

Whereas the existing holding school of St. Marguerite d'Youville is full to capacity, outdated and lacks many of the proper facilities to add quality and service to secondary students;

Therefore, be it resolved that planning staff be directed to bring forward the planning report dealing with the official plan amendment by Sandringham Place Inc. to rezone the school site at the east side of Dixie Road north of Sandalwood at the next Planning and Building Committee meeting.

ON TAKING A RECORDED VOTE, THE CITY CLERK NOTED THE MOTION
"CARRIED" – 11 YEAS, 4 NAYS AND 2 ABSENT, AS FOLLOWS

IN FAVOUR

OPPOSED

ABSENT

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Callahan
Metzak
Sprovieri
Jeffrey
Palleschi
Gibson
Richards
Miles
Begley
Hames
Cowie

Fennell
Mayor Robertson
Hutton
DiMarco

Bissell
Hunter

CARRIED

The following motion was then put forward:

PB007-2000

Whereas there is great merit and significant cost savings in joint community/school facilities, particularly at the high school level; and,

Whereas Brampton's Official Plan and secondary plans in five locations have identified school/park campus as the preferred model; and,

Whereas The Dufferin-Peel Catholic School Board is building such a joint community school in Mississauga, with the John Fraser Secondary School immediately adjacent to the site (across the road); and,

Whereas the 1998 Provincial Auditor's Report and the Education Improvement Commission suggest community school partnership should be pursued; and,

Whereas the St. Marguerite d'Youville church site is on Torbram Road and our Library Board and Community Services Department's proposed to build the next library/recreation facility in Springdale on a Torbram Road site; and,

Whereas Brampton is a multicultural, multi-racial and multifait community and tolerance, sharing and cooperation are skills and values necessary to be learned by youth; and,

Whereas contemporary thought encourages partnerships and collaboration rather than working within silos; and,

Whereas learning to share, brotherhood and learning to love your neighbour are basic to Christianity and most of our world religions;; and,

Whereas communities don't just happen; they need to be planned with the right outcomes in mind; and

Whereas joint use facilities are a more cost effective way to provide the quality of lift that Bramptonians expect and deserve; and,

Whereas the merits of joint use facilities on school/park campus far outweigh the perceived problems they may create;

Be it Resolved that the City of Brampton Council request the Dufferin-Peel Catholic School Board establish a study team with our Community Services Department, the Peel Board of Education, a representative from the Brampton Library, the Ministry of Education and CPTED (Crime Prevention Through Environmental Design), and a

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representative of the Springdale development group to explore the potential of a joint community school facility at any future site in Springdale and report back to Council in the fastest possible time.

CARRIED

- D 2B. Correspondence from Daniel J. Parr, Principal, St. Michael Catholic Secondary School, Stratford, Ontario, dated January 20, 2000, re: **DUAL HIGH SCHOOL/COMMUNITY RECREATION CENTRE CAMPUS VERSUS STAND ALONE HIGH SCHOOL SITES** (File P26S-28).

PB008-2000 That the correspondence from Daniel J. Parr, Principal, St. Michael Catholic Secondary School, Stratford, Ontario, dated January 20, 2000, re: **DUAL HIGH SCHOOL/COMMUNITY RECREATION CENTRE CAMPUS VERSUS STAND ALONE HIGH SCHOOL SITES** (File P26S-28) be received.

CARRIED

- D 3. Delegations re: **CENTRAL AREA COMMUNITY IMPROVEMENT PLAN: DEVELOPMENT INCENTIVE GRANTS** (File P75CE)(See Item E1).

1. Mr. Bob Jarvis, Keyser Mason Ball
2. Mr. Michael Gagnon, Gagnon Law Bozzo Urban Planners
3. Mr. Colin Chung, Gagnon Law Bozzo Urban Planners
4. Mr. Rick Pottens, Brookstone Homes

Mr. Bob Jarvis, Keyser Mason Ball spoke on behalf of all the delegations. He informed committee that the report was well received by him and the other delegations. Mr. Jarvis requested a deferral to the February 7, 2000 meeting of the Planning and Building department to allow a workshop to be held.

PB009-2000 That the delegations, to the Planning and Building Committee meeting of January 24, 2000, re: **CENTRAL AREA COMMUNITY IMPROVEMENT PLAN: DEVELOPMENT INCENTIVE GRANTS** (File P75CE) be received;

1. Mr. Bob Jarvis, Keyser Mason Ball
2. Mr. Michael Gagnon, Gagnon Law Bozzo Urban Planners
3. Mr. Colin Chung, Gagnon Law Bozzo Urban Planners
4. Mr. Rick Pottens, Brookstone Homes

CARRIED

Item E 1 was brought forward and dealt with at this time.

PB010-2000 That the report from J. Marshall, Commission of Planning and Building, dated January 14, 2000, to the Planning and Building Committee meeting of January 24, 2000, re: **CENTRAL AREA COMMUNITY IMPROVEMENT PLAN: DEVELOPMENT INCENTIVE GRANTS** (File P75CE) be deferred and brought back to the Planning and Building Committee at its meeting on February 21, 2000 with the results of the workshop and subsequent dialogue with stakeholders;

That a public meeting be held to present and receive input on the proposed modifications on March 6, 2000; and

That the Minister of Municipal Affairs be advised that the City has no objection to the modifications proposed by the Ministry.

CARRIED

Direction was given to Planning staff to hold a workshop for members of council, and downtown representatives to discuss Central Area Community Improvement Plan: Development Incentive Grants.

D 4. Delegations re: **PROPOSED MOSQUE - SUNFOREST DRIVE & HWY 7 - WARD 2** (File C1E11.14).

1. Mr. M. Qazi, Qazi Municipal Engineering & Computer Modelling Ltd.
2. Mr. A. Florio, 48 Cashel Street
3. Mr. W. Confiant, 23 Cashel Street
4. Mr. M. Ali
5. Mr. A. Mohamed
6. Mr. S. Bacchus

Discussion took place regarding the location of the Mosque at the corner of Bovaird Drive and Sunforest Drive. Area resident's spoke against the application stating that the traffic congestion in the area can not handle the added traffic that the Mosque would bring to the area. Representatives from the Mosque requested that a previous condition that Council placed on the Mosque for approval from the Ministry of Transportation to permit a right-in/right-out access on to Highway 7 to allow vehicular access to the site removed as the Mosque has been unable to fulfill this requirement.

PB011-2000 That the delegations, to the Planning and Building Committee meeting of January 24, 2000, re: **PROPOSED MOSQUE - SUNFOREST DRIVE & HWY 7 - WARD 2** (File C1E11.14) be received;

1. Mr. M. Qazi, Qazi Municipal Engineering & Computer Modelling Ltd.
2. Mr. A. Florio, 48 Cashel Street
3. Mr. W. Confiant, 23 Cashel Street
4. Mr. M. Ali
5. Mr. A. Mohamed
6. Mr. S. Bacchus

CARRIED

PB012-2000 That the following recommendation be forward to City Council on January 31, 2000, re: **PROPOSED MOSQUE - SUNFOREST DRIVE & HWY 7 - WARD 2** (File C1E11.14):

That the application to amend the Zoning By-law (removal of the Holding (H) Symbol) for Qazi Municipal Engineering & Computer Modelling Ltd.; and

That Planning Committee recommend to City Council that the application be granted and staff instructed to proceed to prepare the necessary documents for Council approval; and

That the site plan of the proposed Mosque make provision for a potential access from Highway 7 in the event that the highway is transferred to municipal jurisdiction.

CARRIED

Direction was given to Planning staff to prepare a layout for the property at Bovaird Drive and Sunforest Drive showing how many residential properties could be zoned on this property and give the drawing to Mayor Robertson as soon as possible.

Direction was given to Legal Staff to prepare a report on purchasing the land at Bovaird Drive and Sunforest Drive from the Mosque. This report is to be forwarded to the Council meeting of January 31, 2000.

E. DEFERRED/REFERRED ITEMS

- E 1. Report from J. Marshall, Commission of Planning and Building, dated January 14, 2000, re: **CENTRAL AREA COMMUNITY IMPROVEMENT PLAN: DEVELOPMENT INCENTIVE GRANTS** (File P75CE).

DEALT WITH UNDER ITEM D 3 - RECOMMENDATION PB009-200 TO PB010-2000

F. PUBLIC MEETING REPORTS

- F 1A. Report from W. Lee, Director, Urban Design and Zoning, dated January 11, 2000, re: **PUBLIC MEETING REPORT - DEVELOPMENTS ALONG HIGHWAY 407** (File P45GE-1).

PB013-2000 That the report from W. Lee, Director, Urban Design and Zoning, dated January 11, 2000, to the Planning and Building Committee meeting of January 24, 2000, re: **PUBLIC MEETING REPORT - DEVELOPMENTS ALONG HIGHWAY 407** (File P45GE-1) be deferred to the Planning and Building Committee meeting of February 21, 2000.

CARRIED

Direction was given to Planning Staff to consider the following in its recommendation:

That for existing outside storage like Greenspon and Cortdale be addressed by a City's request to MTO to build a landscaped berm on the property line of Highway 407 at the cost of the existing property owners; and,

That the report be amended to say Offices do not require a landscaped setback; and,

That no severances be granted for properties less than 2 hectares and the minimum lot size be 2 hectares; and,

That exceptions with s special design be received on a case by case basis.

- F 1B. Correspondence from M. Virginia MacLean, Cassels Brock & Blackwell, dated January 24, 2000, re: **PUBLIC MEETING REPORT - DEVELOPMENTS ALONG HIGHWAY 407** (File P45GE-1).

PB014-2000 That the correspondence from M. Virginia MacLean, Cassels Brock & Blackwell, dated January 24, 2000, re: **PUBLIC MEETING REPORT -**

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DEVELOPMENTS ALONG HIGHWAY 407 (File P45GE-1) be deferred to the Planning and Building Committee meeting of February 21, 2000.

CARRIED

- F 2. Report from P. Snape, Development Planner, dated January 10, 2000, re: **PUBLIC MEETING REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - MCLAUGHLIN ROAD PROPERTIES - WARD 6** (File C2W12.1).

PB015-2000 That the report from P. Snape, Development Planner, dated January 10, 2000, to the Planning and Building Committee meeting of January 24, 2000, to the Planning and Building Committee meeting of January 24, 2000, re: **PUBLIC MEETING REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - MCLAUGHLIN ROAD PROPERTIES - WARD 6** (File C2W12.1) be received; and,

That staff be directed to continue processing the subject application and report back to Planning and Building Committee with a recommendation for draft plan approval when outstanding issues are finalized, and all pertinent comments have been received from commenting agencies and departments.

CARRIED

- * F 3. Report from D. Muirhead, Development Planner, dated January 10, 2000, re: **PUBLIC MEETING REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - HARVEST WORSHIP CENTRE - WARD 2** (File C1W12.4).

PB016-2000 That the report from D. Muirhead, Development Planner, dated January 10, 2000, to the Planning and Building Committee meeting of January 24, 2000, re: **PUBLIC MEETING REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - HARVEST WORSHIP CENTRE - WARD 2** (File C1W12.4) be received; and,

Prior to the enactment of the implementing zoning by-law the applicant shall:

- (a) Demonstrate to the satisfaction of the Chief Building Official that a change in use permit has been secured or alternatively obtain such a permit from the City of Brampton Planning and Building Department; and,
- (b) Pay all applicable Regional, City and Education Development Charges in accordance with their respective Development Charges By-laws.

That staff prepare the appropriate documents for the consideration of City Council, subject to the following:

- 1. The site specific zoning by-law shall contain the following:
 - a) the zoning designation of the subject lands shown on Sheet 24E of Schedule "A" will be changed from INDUSTRIAL FOUR A – SECTION 678 (M4A – SECTION 678) to

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INDUSTRIAL FOUR A – SECTION 1026 (M4A –
SECTION 1026).

- b) only permitted uses shall be:
 - (1) the purposes permitted by section 186.1 (industrial purposes);
 - (2) a religious institution; and,
 - (3) purposes accessory to the other permitted purposes.
- c) the lands shall be subject to the following requirements and restrictions:
 - (1) Minimum Interior Side Yard Width: 9.0 metres;
 - (2) Minimum Rear Yard Depth: 12.0 metres;
 - (3) Minimum Number of Parking Spaces: for a religious institution shall be 1 parking space for every 6 fixed seats or 3.0 metres of open bench space or portion thereof.
- d) shall also be subject to the requirements and restrictions relating to the M4A – SECTION 186 zone, and all the general provisions of By-law 151-88, as amended which are not in conflict with the provisions set out above.

CARRIED

- F 4. Report from D. Muirhead, Development Planner, dated January 10, 2000, re: **PUBLIC MEETING REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - RANBURNE HOLDINGS LIMITED - WARD 2** (File C2E11.13).

PB017-2000 That the report from D. Muirhead, Development Planner, dated January 10, 2000, to the Planning and Building Committee meeting of January 24, 2000, re: **PUBLIC MEETING REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - RANBURNE HOLDINGS LIMITED - WARD 2** (File C2E11.13) be referred to the Council meeting of January 31, 2000.

CARRIED

Direction was given to Community Services Staff to look into providing a trail system from Bovaird Drive to White Spruce Park, and that a public/private partnership be worked out to allow the public at large to have public access to the north section of the lake.

- F 5. Report from A. Smith, Policy Planner, and B. Winterhalt, Director, Planning Policy and Research, dated January 17, 2000, re: **PUBLIC MEETING REPORT - UPSCALE EXECUTIVE HOUSING STUDY** (File P03EX/P25OV).

DEALT WITH UNDER ITEM D 1 - RECOMMENDATION PB002-2000 to PB003-2000

G. DEVELOPMENT TEAM REPORTS

- * G 1. Report from R. Nykyforchyn, Development Planner, dated January 5, 2000, re: **DRAFT PLAN OF PROPOSED SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - PELLIZZARI ET. AT. - WARD 2** (File C1E17.18).

PB018-2000 That the report from R. Nykyforchyn, Development Planner, dated January 5, 2000, to the Planning and Building Committee meeting of January 24, 2000, re: **DRAFT PLAN OF PROPOSED SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - PELLIZZARI ET. AT. - WARD 2** (File C1E17.18) be received; and,

That a public meeting be held in accordance with City Council procedures;

That subject to the results of the public meeting, that Planning and Building Committee approve the application, and authorize staff to prepare the appropriate Official Plan Amendment and Zoning By-law documents, and issue notice of draft approval, subject to the following:

1. The proposed Official Plan Amendment, to increase the density permissions, shall be limited to a maximum net residential density of 16.5 units per net hectare (6.7 units per net acre), and shall, in other respects, conform with the City Council endorsed Upscale Executive Housing Policies. In this regard, those residential lots backing onto Hurontario Street will be considered as a transitional area around the upscale executive community and will permit a maximum density of 8.0 units per net acre, while the remaining lands will be considered as core lots with a maximum net density of 5.6 units per net acre, to achieve appropriate compatibility with the existing large lots on the west side of Colonel Bertram Road.
2. The implementing zoning by-law document shall incorporate requirements for a minimum side yard setback of 1.8 metres, and a minimum rear yard setback of 12.5 metres for Lots backing onto Hurontario Street. In addition, the zoning by-law shall limit the minimum lot width for residential lots on the west side of street "A" to 13.9 metres (45.6 ft), and 17.0 metres (55.7 ft) for the remaining lots on Streets "A" and "B", in accordance with that which has been requested on the draft plan of proposed subdivision.
3. Prior to draft plan approval, the applicant shall prepare a preliminary map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Community Information Maps.
4. Draft plan approval shall be subject to the following conditions:
 - (a) Any necessary red-line revisions to the draft plan, including physical layouts, and any appropriate conditions of approval emanating from the review of the plan by the City of Brampton's Development Team shall be included.

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- (b) All conditions of draft approval contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision, or derivatives or special applications of said conditions, including the related policies pertaining to the Upscale Executive Housing Recommendations endorsed by City Council, as determined by the Commissioner of Planning and Building.
- (c) The Urban Design and Zoning Division shall prepare special architectural design guidelines, in accordance with the Upscale Executive Housing Policies, to address items such as the treatment of corner lots, enhanced landscaping, minimizing garage sizes and other matters deemed appropriate for the development of the subject property.

CARRIED

- * G 2. Report from K. Ash, Supervisor of Information Services and Land Development, dated January 12, 2000, re: **PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - 773665 ONTARIO LIMITED - WARD 6** (File C3W12.3).

PB019-2000 That the report from K. Ash, Supervisor of Information Services and Land Development, dated January 12, 2000, to the Planning and Building Committee meeting of January 24, 2000, re: **PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - 773665 ONTARIO LIMITED - WARD 6** (File C3W12.3) be received; and,

That a Public Meeting be held in accordance with City Council procedures.

CARRIED

- * G 3. Report from D. Muirhead, Development Planner, dated January 10, 2000, re: **APPLICATION TO AMEND THE ZONING BY-LAW - VINCENT PLANNING - 370 MAIN STREET NORTH - WARD 5** (File C1E8.16).

PB020-2000 That the report from D. Muirhead, Development Planner, dated January 10, 2000, to the Planning and Building Committee meeting of January 24, 2000, re: **APPLICATION TO AMEND THE ZONING BY-LAW - VINCENT PLANNING - 370 MAIN STREET NORTH - WARD 5** (File C1E8.16) be received; and,

That a public meeting be convened in accordance with the *Planning Act* and City Council's procedures;

That subject to the results of the Public Meeting, the application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following:

- 1. The site specific zoning by-law shall contain the following:
 - a) the subject lands shall remain within the site specific "C3 – Section 235" zone which will be amended to state that the lands designated C3-SECTION 235 on Sheet 8 of

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Schedule A to this By-law shall only be used for the following purposes (new uses shown in *italics*):

- (1) the purposes permitted in a C3 zone by section 21.3.1;
 - (2) a dry cleaning and laundry establishment, using only non-toxic, non-flammable materials;
 - (3) a billiard hall permitted only in conjunction with a dining room restaurant or standard restaurant.
- b) shall also be subject to the following requirements and restrictions:
- (a) the gross leasable commercial floor area for a billiard hall permitted in conjunction with a dining room restaurant or standard restaurant shall not exceed 2787 square metres.
 - (b) a maximum of 50 billiard tables shall be permitted.
 - (c) no building or structure used for a billiard hall permitted in conjunction with a dining room restaurant or standard restaurant shall be located closer than 56 metres to any lands zoned R3A-SECTION 94.
 - (d) shall be subject to the requirements and restrictions relating to the C3 zone.
2. Prior to the enactment of the zoning by-law, the applicant shall enter into an agreement with the City which shall include the following:
- (a) Prior to the issuance of a building permit, a site development plan, a landscape drainage plan, a fire protection plan and an engineering servicing plan shall be approved by the City, and the appropriate securities shall be deposited with the City to ensure implementation of these plans in accordance with the City's site plan review process;
 - (b) The applicant shall pay all applicable Regional, City and Education Development Charges in accordance with their respective Development Charges By-laws;
 - (c) The applicant shall grant easements as may be required for the installation of utilities and municipal services to service the lands, to the appropriate authorities;
 - (d) The applicant shall agree that all lighting on the site shall be designed and oriented to minimize glare on abutting properties and streets;

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- (e) The applicant shall agree that on-site waste collection shall be provided through a private waste hauler;
- (f) The applicant shall convey to the City a 3.3 metre wide road allowance widening along the entire Main Street frontage of the subject property, towards the ultimate right of way designation of 30.0 metres or 15.0 metres from the existing centre-line of the roadway;
- (g) The applicant shall convey to the City a 3.0 metre road allowance widening along the Vodden Street frontage of the subject property.

CARRIED

- * G 4. Report from P. Snape, Development Planner, dated December 22, 1999, re:
APPLICATIONS TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - BRAMPTON BRICK LIMITED, CENTREFUND DEVELOPMENT CORP., SNELGROVE PLAZA INC. - WARD 2 (Files C1W15.14, C1W16.14, C1E17.20).

PB021-2000 That the report from P. Snape, Development Planner, dated December 22, 1999, to the Planning and Building Committee meeting of January 24, 2000, re:
APPLICATIONS TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - BRAMPTON BRICK LIMITED, CENTREFUND DEVELOPMENT CORP., SNELGROVE PLAZA INC. - WARD 2 (Files C1W15.14, C1W16.14, C1E17.20) be received; and,

That a public meeting for all three of the above noted applications be held in accordance with City Council procedures;

That staff be directed to report back to Planning and Building Committee with the results of the public meeting and a detailed recommendation on each application subsequent to the results of the peer review with respect to the submitted market impact studies and to the receipt of all pertinent comments and conditions from other departments and agencies.

CARRIED

- G 5. Update re: **18 KARAT SUBDIVISION** (File C5E11.10)

Discussion took place regarding the Church site in the 18 Karat Subdivision be sent to a public meeting.

Direction was given to Planning Staff to send the 18 Karat Subdivision (File C5E11.10) regarding the church site to the next Planning Public meeting.

H. POLICY PLANNING REPORTS

- * H 1. Report from S. Hill, Manager, Land Use Policy, dated January 10, 2000, re:
REVIEW ON GROUP HOMES & FOSTER HOMES (File C51GR).

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- PB022-2000 That the report from S. Hill, Manager, Land Use Policy, dated January 10, 2000, to the Planning and Building Committee meeting of January 24, 2000, re: **REVIEW ON GROUP HOMES & FOSTER HOMES** (File C51GR) be received; and,
- That the proposed work program regarding the review of group homes and foster homes outlined herein be endorsed; and,
- That the group home and lodging house committee Co-chaired by Councillors Gibson and Jeffrey meet and provide input in the review; and,
- That a meeting be set up by staff immediately; and,
- That Regional Councillors Bissell and Miles be invited to take part in this review; and,
- That Peel Regional Police, Richard Prouse and Bev Unsworth of the Brampton Downtown Business Association, Lynda Arthey of Regeneration, Regional Housing Staff, all the Group Home Operators, Foster Homes, Councillor Hames and Regional Councillor Palleschi be invited to a meeting.

CARRIED

- H 2. Report from J. Marshall, Commissioner of Planning and Building and J. Metras, Commissioner of Legal Services and City Solicitor, dated January 17, 2000, re: **PHASING OF RESIDENTIAL DEVELOPMENT IN BRAMPTON, BASED ON SCHOOL ACCOMMODATION** (File P13.4/P03.7).
- PB023-2000 That the report from J. Marshall, Commissioner of Planning and Building and J. Metras, Commissioner of Legal Services and City Solicitor, dated January 17, 2000, to the Planning and Building Committee meeting of January 24, 2000, re: **PHASING OF RESIDENTIAL DEVELOPMENT IN BRAMPTON, BASED ON SCHOOL ACCOMMODATION** (File P13.4/P03.7) be received; and,
- That Council continue to defer its decision on the phasing of residential development based on school accommodation until the Ontario Court of Appeal has made a decision on the jurisdiction to impose conditions of draft approval related to the phasing of residential development based on school accommodation; and
- That staff be directed to report on the particulars of the Ontario Court of Appeal decision once it is released.

CARRIED

- * H 3. Report from S. Hill, Manager, Land Use Policy, dated January 10, 2000, re: **STATUS MEMORANDUM REGARDING THE ENVIRONMENTAL ANALYSIS OF 5 SITES IN THE BRAM WEST AND CREDIT VALLEY SECONDARY PLAN AREAS** (File P25SP40/P25SP45).
- PB024-2000 That the report from S. Hill, Manager, Land Use Policy, dated January 10, 2000, to the Planning and Building Committee meeting of January 24, 2000, re: **STATUS MEMORANDUM REGARDING THE ENVIRONMENTAL ANALYSIS OF 5 SITES IN THE BRAM WEST AND CREDIT VALLEY SECONDARY PLAN AREAS** (File P25SP40/P25SP45) be received; and,

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That Planning and Building Committee recommend to City Council that the estimated upset cost of the environmental analysis (\$26,300) be included in the 2000 Current Budget for the Planning and Building Department.

CARRIED

- H 4. Report from B. Winterhalt, Director of Planning Policy and Research, dated January 17, 2000, re: **CONSIDERATION OF POLICY ISSUE: DUAL HIGH SCHOOL/COMMUNITY RECREATION CENTRE CAMPUS VERSUS STAND-ALONE HIGH SCHOOL SITES - WARD 10** (File P26S-28)(See Item D2).

DEALT WITH UNDER ITEM D 2 - RECOMMENDATION PB004-2000 to PB008-2000

I. BUILDING REPORTS

- * I 1. Report from B. Campbell, Director of Building and Chief Building Official, dated January 7, 2000, re: **BUILDING PERMIT ACTIVITY FOR THE MONTH OF DECEMBER, 1999** (File B11).

PB025-2000 That the report from B. Campbell, Director of Building and Chief Building Official, dated January 7, 2000, to the Planning and Building Committee meeting of January 24, 2000, re: **BUILDING PERMIT ACTIVITY FOR THE MONTH OF DECEMBER, 1999** (File B11) be received.

CARRIED

J. URBAN DESIGN AND ZONING REPORTS

- J 1. Report from W. Lee, Director, Urban Design and Zoning, dated December 13, 1999, re: **TRAVEL TRAILERS AND OTHER TRAILERS** (File P45GE-1).

PB026-2000 That the report from W. Lee, Director, Urban Design and Zoning, dated December 13, 1999, to the Planning and Building Committee meeting of January 24, 2000, re: **TRAVEL TRAILERS AND OTHER TRAILERS** (File P45GE-1) be received.

CARRIED

- J 2. Report from S. Dewdney, Manager, Design Services, dated January 14, 2000, re: **NOISE BARRIER POLICIES IN BRAMPTON** (File N05NO).

PB027-2000 That the report from S. Dewdney, Manager, Design Services, dated January 14, 2000, to the Planning and Building Committee meeting of January 24, 2000, re: **NOISE BARRIER POLICIES IN BRAMPTON** (File N05NO) be received; and,

That the City policy requiring concrete or masonry noise barriers along Provincial highways be amended to permit barriers along Highways #7 and #10 to be constructed of wood or other materials acceptable to the City.

CARRIED

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K. HERITAGE BOARD MINUTES

* K 1. Minutes – Brampton Heritage Board, December 20, 1999.

PB023-2000 That the Minutes of the **BRAMPTON HERITAGE BOARD** dated December 20, 1999, to the Planning & Building Committee meeting of January 24, 2000, be approved as printed and circulated

CARRIED

HB185-99 That the agenda be approved to deal with **NOMINATION OF A LOCAL BUSINESS TO RECEIVE A BRAMPTON HERITAGE BOARD HISTORIC PLAQUE IN RECOGNITION OF LONG TERM CONTINUED SERVICE AND PRESERVATION OF HISTORICAL CHARACTER** (File G33).

HB186-99 That Harmsworth Decorating Centre, 24 Main Street South, Brampton, be nominated to receive a Brampton Heritage Board Historic Plaque in recognition of its long-term continued service and preservation of historical character.

HB187-99 That the Brampton Heritage Board do now adjourn at 6:45 p.m. to meet again on Wednesday, January 26, 2000, at 7:00 p.m., or at the call of the Chair.

L. OTHER BUSINESS

M. QUESTION PERIOD

1. City Councillor Hames requested an item re: Personnel Matters be placed on the Closed Session Agenda for the Council Meeting of January 31, 2000.
2. City Councillor DiMarco requested that a report be brought to the February 7, 2000, Planning and Building Committee meeting regarding Development Incentives for Institutional Uses.

N. CLOSED MEETING

P. ADJOURNMENT

PB029-2000 That the Planning & Building Committee do now adjourn to meet again on Monday, February 7, 2000 at 8:00 p.m..

CARRIED

FEBRUARY 7, 2000

8:00 P.M. – REGULAR MEETING COUNCIL CHAMBERS - 4TH FLOOR

PRESENT:

City Councillor G. Gibson (Chair)
Regional Councillor P. Palleschi (Vice-Chair)
Regional Councillor L. Bissell
Regional Councillor R. Begley
Regional Councillor S. Fennell
Regional Councillor G. Miles
City Councillor B. Hunter
City Councillor L. Jeffrey
City Councillor R. Callahan
City Councillor S. DiMarco
City Councillor J. Hutton
City Councillor B. Cowie
City Councillor P. Richards
City Councillor J. Sprovieri
City Councillor S. Hames

ABSENT:

City Councillor D. Metzak (berevement)

STAFF PRESENT:

J. Marshall, Commissioner of Planning & Building
J. Corbett, Director, Development Services, Planning & Building
R. Bino, Manager of Development Services, Works &
Transportation
K. Walsh, Director Facility Development & Property Management,
Community Services
L.J. Mikulich, City Clerk, Legal Services Department
K. MacCollum, Legislative Co-ordinator, Legal Services
Department

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The meeting was called to order at 8:20 p.m.

Committee adjourned at 8:53 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

ITEM	RECOMMENDATION
A.	PB030-2000 APPROVAL OF AGENDA
G 1.	PB031-2000 CANDEVCON LIMITED - 284 ORENDA ROAD - WARD 8 (File C3E2.5)
G 2.	PB032-2000 OMNIBUS (HOUSEKEEPING) AMENDMENT - PART OF LOT 12, CONCESSION 5 E.H.S. - WARD 10 (File G02BR)
G 3.	PB033-2000 SANDRINGHAM PLACE INC. - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - ST. MARGUERITE d'YOUVILLE SECONDARY SCHOOL - WARD 10 (File C4E15.2)
K 1.	PB034-2000 Minutes of the BRAMPTON HERITAGE BOARD dated January 26,
L 1.	PB035-2000 AN APPEAL BY JOSE FARIAS, MARIA FARIAS AND RICARDO FARIAS OF THE COMMITTEE OF ADJUSTMENT'S REFUSAL OF MINOR VARIANCE APPLICATION A267/99 - 443 ARCHDEKIN DRIVE - WARD 1 (File G31 A267/99)
L 2.	PB036-2000 AN APPEAL BY VIJYAM PILLAI, SARAS WATI PILLAI AND RUKMANI PILLAY OF THE COMMITTEE OF ADJUSTMENT'S REFUSAL OF MINOR VARIANCE APPLICATION A261/99 - 90 JADE CRESCENT - WARD 11 (File G31 A261/99)
L 3.	PB037-2000 REVISED PROTOCOL FOR THE PROCESSING OF DEVELOPMENT APPLICATIONS (File G24PL)
L 4.	PB038-2000 Motion re: BRAMPTON HERITAGE BOARD MEMBERSHIP (File G33).

City Councillor Gibson, Chair

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A. APPROVAL OF AGENDA

PB030-2000 That the Agenda for the Planning & Building Committee Meeting dated February 7, 2000, be approved as amended to add:

- D 1. Delegation of Mr. Robert Lackie, Candevcon Limited, re: **CANDEVCON LIMITED - 284 ORENDA ROAD - WARD 8** (File C3E2.5)(See Item G 1).
- L 4. Motion re: **BRAMPTON HERITAGE BOARD MEMBERSHIP** (File G33).

CARRIED

B. CONFLICTS OF INTEREST - nil

C. CONSENT

- * The following items listed with an asterisk (*) are considered to be routine and non-controversial by the Committee and will be approved at one time. There will be no separate discussion of these items unless a Committee Member requests it, in which case the item will not be consented to and will be considered in the normal sequence of the agenda.

(G2, G3, K1, L1, L2)

D. DELEGATIONS

- D 1. Delegation of Mr. Robert Lackie, Candevcon Limited, re: **CANDEVCON LIMITED - 284 ORENDA ROAD - WARD 8** (File C3E2.5)(See Item G 1).

Mr. Lackie informed committee that his client is not satisfied with the staff report and would like an additional week to negotiate with staff before the report is dealt with by Council.

Item G 1 was brought forward at this time.

PB031-2000 That the delegation of Mr. Robert Lackie, Candevcon Limited, to the Planning and Building Committee meeting of February 7, 2000, re: **CANDEVCON LIMITED - 284 ORENDA ROAD - WARD 8** (File C3E2.5) be received; and,

That the report from D. Muirhead, Development Planner, Planning and Building Department, dated January 19, 2000, to the Planning and Building Committee meeting of February 7, 2000, re: **CANDEVCON LIMITED - 284 ORENDA ROAD - WARD 8** (File C3E2.5) be referred to the City Council Meeting of February 14, 2000.

CARRIED

E. DEFERRED/REFERRED ITEMS - nil

F. PUBLIC MEETING REPORTS - nil

G. DEVELOPMENT TEAM REPORTS

- G 1. Report from D. Muirhead, Development Planner, Planning and Building Department, dated January 19, 2000, re: **CANDEVCON LIMITED - 284 ORENDA ROAD - WARD 8** (File C3E2.5).

DEALT WITH UNDER ITEM D 1 - RECOMMENDATION PB031-2000

- * G 2. Report from R. Nykyforchyn, Development Planner, Planning and Building Department, dated January 28, 2000, re: **OMNIBUS (HOUSEKEEPING) AMENDMENT - PART OF LOT 12, CONCESSION 5 E.H.S. - WARD 10** (File G02BR).

PB032-2000 That the report from R. Nykyforchyn, Development Planner, Planning and Building Department, dated January 28, 2000, to the Planning and Building Committee meeting of February 7, 2000, re: **OMNIBUS (HOUSEKEEPING) AMENDMENT - PART OF LOT 12, CONCESSION 5 E.H.S. - WARD 10** (File G02BR) be received; and,

That staff be directed to:

1. initiate an application to amend the zoning by-law to rezone the City owned portion of the property for "OS" purposes, and rezone the remaining lands, not owned by the City, with the same R1C-Section 846 zone category as the abutting residential lands to the east;
2. hold a public meeting in accordance with City Council procedures; and,
3. Subject to the results of the Public Meeting, staff be directed to prepare an amendment to the zoning by-law for the consideration of City Council.

CARRIED

- * G 3. Report from N. Grady, Development Planner, Planning and Building Department, dated February 1, 2000, re: **SANDRINGHAM PLACE INC. - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - ST. MARGUERITE d'YOUVILLE SECONDARY SCHOOL - WARD 10** (File C4E15.2).

PB033-2000 That the report from N. Grady, Development Planner, Planning and Building Department, dated February 1, 2000, to the Planning and Building Committee meeting of February 7, 2000, re: **SANDRINGHAM PLACE INC. - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - ST. MARGUERITE d'YOUVILLE SECONDARY SCHOOL - WARD 10** (File C4E15.2) be received; and,

That a public meeting be held in accordance with City Council's adopted procedures.

That subject to the results of the public meeting, the application be approved subject to the following conditions:

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1. The Official Plan Amendment shall amend the Sandringham-Wellington Secondary Plan land use schedule to:
 - (a) add a symbolic “Separate High School” and “Institutional (Church)” designation in accordance with Map 1 of this report;
 - (b) delete the Medium Density Residential” designation located on the south side of the first designated collector road that is south of Countryside Drive on the east side of Dixie Road
 - (c) delete the “Neighbourhood Commercial”, “Highway Commercial” designations located on the north side of the first designated collector road that is south of Countryside Drive on the east side of Dixie Road provided that the applicant has demonstrated to the satisfaction of the City that the commercial land use designations can be successfully re-introduced at the south-east corner of Countryside Drive and Airport Road.
2. The lands designated “Separate High School” as shown on Map 1 of this report shall be rezoned from an “Agricultural (A) zone category to an Institutional One (I1) zone category as per Comprehensive Area Zoning By-law 151-88, as amended.
3. Development of the site designated “Separate High School” shall be subject to a development agreement that shall contain the following provisions:
 - a) Prior to the issuance of a building permit, a site development plan, fencing plan, landscape plan, grading and drainage plan, elevation cross section drawings, a fire protection plan and engineering and servicing plans shall be approved by the City and the Region of Peel, according to their areas of jurisdiction, and appropriate securities shall be deposited with the City and the Region to ensure implementation of these plans in accordance with the City’s site plan review process.
 - b) The applicant shall grant easements to the appropriate authorities as may be required, for the installation of utilities and municipal services to service the lands.
 - c) The applicant shall agree that all lighting on the site shall be designed and oriented to minimize glare on abutting properties and streets.
 - d) All mechanical roof top units shall be screened to the satisfaction of the City.
 - e) The applicant shall agree that on-site waste collection shall be provided through a private waste hauler.
 - f) The applicant shall make arrangements satisfactory to the Region of Peel for the gratuitous conveyance of a road widening along Dixie Road sufficient to secure 22.5 metres from the centreline of Dixie Road.
 - g) The applicant shall agree to convey 0.3 metre reserves to the Region of Peel along Dixie Road, except at approved access locations.

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- h) The applicant shall make arrangements satisfactory to the Region of Peel for the provision of 15 metre daylight triangles at the future east/west collector road intersection and Dixie Road.
- i) Prior to the issuance of a building permit, the applicant shall make arrangements satisfactory to the City and the Region of Peel for access to the subject lands.
- j) The applicant shall agree to file the necessary applications to re-locate the Neighbourhood Commercial and Highway Commercial uses displaced as a part of this application and to file and prepare a draft subdivision application and amendment to the Secondary Plan, and agree to finalize said applications up to and including an Ontario Municipal Board hearing, if necessary.

CARRIED

H. POLICY PLANNING REPORTS - nil

I. BUILDING REPORTS - nil

J. URBAN DESIGN AND ZONING REPORTS - nil

K. HERITAGE BOARD MINUTES

* K 1. **MINUTES - BRAMPTON HERITAGE BOARD MEETING - JANUARY 26, 2000**

PB034-2000 That the Minutes of the **BRAMPTON HERITAGE BOARD** dated January 26, 2000, to the Planning & Building Committee meeting of February 7, 2000, be approved as printed and circulated

CARRIED

HB001-2000 That the Agenda for the Brampton Heritage Board Meeting dated January 26, 2000 be approved, as amended, to add:

- 7.3 Verbal report from D. Nicholson, Policy and Heritage Planner, Planning and Building Department, re: **IMPLEMENTATION OF DEMOLITION CONTROL BY-LAW** (File G33).
- 7.4 Verbal report from D. Nicholson, Policy and Heritage Planner, Planning and Building Department, re: **CULTURAL HERITAGE ANALYSIS OF VALES OF CASTLEMORE SECONDARY PLAN EXPANSION AREA** (File G33).
- 7.5 Discussion re: **TIMOTHY RICHARDS – REPLICAS** (File G33).

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- 9.6 Correspondence from Michael Langford, Director, Heritage and Libraries Branch, Ontario Ministry of Citizenship, Culture and Recreation, dated January 5, 2000, re: **ONTARIO HERITAGE WEEK 2000** (File G33).
- 9.7 Correspondence from Maureen Couse, Curatorial Assistant, Peel Heritage Complex, dated January 10, 2000, re: **ONTARIO HERITAGE DAY CELEBRATIONS – PEEL HERITAGE COMPLEX – SUNDAY, FEBRUARY 20, 2000** (File G33).
- 9.8 Globe and Mail Newspaper Column by John Barber, dated January 25, 2000, re: **“HISTORICAL PRESERVATION IS ALL THAT’S LEFT TO BUILD ON”** (File G33).
- HB002-2000 That the Minutes of the Brampton Heritage Board Meeting of November 25, 1999, to the Brampton Heritage Board Meeting of January 26, 2000, be approved as printed and circulated.
- HB003-2000 That the Minutes of the Brampton Heritage Board Meeting of December 20, 1999, to the Brampton Heritage Board Meeting of January 26, 2000, be approved as printed and circulated.
- HB004-2000 That the matter of the **DESIGNATION OF THE HERITAGE BRIDGE – CREDITVIEW RIVER – NORTH OF STEELES** (File G33) be **referred** to the Commissioner of Works and Transportation for a report back to the Brampton Heritage Board Meeting of March 23, 2000.
- HB005-2000 That the correspondence from Michael Langford, Director, Heritage and Libraries Branch, Ontario Ministry of Citizenship, Culture and Recreation, dated January 5, 2000, to the Brampton Heritage Board Meeting of January 26, 2000, re: **ONTARIO HERITAGE WEEK 2000** (File G33) be received; and,
- That the correspondence from Maureen Couse, Curatorial Assistant, Peel Heritage Complex, dated January 10, 2000, to the Brampton Heritage Board Meeting of January 26, 2000, re: **ONTARIO HERITAGE DAY CELEBRATIONS – PEEL HERITAGE COMPLEX – SUNDAY, FEBRUARY 20, 2000** (File G33) be received; and,
- That the Brampton Heritage Board participate in the Ontario Heritage Day Celebrations at the Peel Heritage Complex, Sunday, February 20, 2000, by setting up and staffing a display; and,
- That the Town Crier be invited to participate at City Council on January 31, 2000 during reading of the Ontario Heritage Week in Brampton proclamation; and at the Peel Heritage Complex for the Heritage Day Celebrations; and that an honorarium be paid in the amount of \$100.00.
- HB006-2000 That a subcommittee of the Brampton Heritage Board be established to work out the details with respect to the **ANNUAL MEETING OF THE JOINT LACAC’S OF PEEL** (File G33); and,
- That the subcommittee consist of City Councillor S. DiMarco and H. DiDomizio; and,
- That the subcommittee bring forward a proposed date for this event to the Brampton Heritage Board Meeting of March 1, 2000; and,

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That the subcommittee present its recommendations for all other details with respect to this event to the Brampton Heritage Board Meeting of March 23, 2000.

- HB007-2000 That the verbal report from D. Nicholson, Policy and Heritage Planner, Planning and Building Department, to the Brampton Heritage Board Meeting of January 26, 2000, re: **IMPLEMENTATION OF DEMOLITION CONTROL BY-LAW** (File G33) be received.
- HB008-2000 That the verbal report from D. Nicholson, Policy and Heritage Planner, Planning and Building Department, to the Brampton Heritage Board Meeting of January 26, 2000, re: **CULTURAL HERITAGE ANALYSIS OF VALES OF CASTLEMORE SECONDARY PLAN EXPANSION AREA** (File G33) be **deferred** to the Brampton Heritage Board Meeting of March 1, 2000.
- HB009-2000 That the information re: **DRAFT TERMS OF REFERENCE – REVIEW AND UPDATE OF THE CITY OF BRAMPTON INVENTORY OF HERITAGE RESOURCES** (File G33), to the Brampton Heritage Board Meeting of January 26, 2000, be received.
- HB010-2000 That the correspondence from D. Nicholson, Policy and Heritage Planner, Planning and Building Department, to Mr. Patrick Burfoot, Chair, Churchville Heritage Committee, dated December 13, 1999, to the Brampton Heritage Board Meeting of January 26, 2000, re: **APPLICATION TO CREATE TWO ADDITIONAL LOTS ON CHURCHVILLE ROAD** (File G33) be received.
- HB011-2000 That the correspondence from S. Partridge, Intermediate Planner, Region of Peel, dated December 16, 1999, to the Brampton Heritage Board Meeting of January 26, 2000, re: **HERITAGE MATTERS WORKSHOP – SEPTEMBER 29, 1999 – PRESENTATION OVERHEADS** (File G33) be received.
- HB012-2000 That the correspondence from T. Wlazlo, Chair, Heritage Thorold LACAC, dated December 15, 1999, to the Brampton Heritage Board Meeting of January 26, 2000, re: **MILLENNIUM FUNDING PROPOSAL – THOROLD 1812 TRAIL** (File G33) be received.
- HB013-2000 That the correspondence from the Ontario Municipal Board, dated January 13, 2000, to the Brampton Heritage Board Meeting of January 26, 2000, re: **METRUS CENTRAL PROPERTIES LTD – APPEAL TO ONTARIO MUNICIPAL BOARD – PROPOSED AMENDMENT TO THE OFFICIAL PLAN AND THE BRAMWEST SECONDARY PLAN – NORTHEAST QUADRANT STEELES AVENUE AND MISSISSAUGA ROAD** (File C4W1.3) be received.
- HB014-2000 That the Globe and Mail Newspaper Column by John Barber, distributed at the Brampton Heritage Board Meeting of January 26, 2000, re: **“HISTORICAL PRESERVATION IS ALL THAT’S LEFT TO BUILD ON”** (File G33) be received.
- HB015-2000 That the Brampton Heritage Board do now adjourn to meet again on Wednesday, March 1, 2000, at 7:00 p.m., or at the call of the Chair.

L. OTHER BUSINESS

- * L 1. Report from D. Muirhead, Development Planner, Planning and Building Department, dated January 20, 2000, re: **AN APPEAL BY JOSE FARIAS, MARIA FARIAS AND RICARDO FARIAS OF THE COMMITTEE OF ADJUSTMENT’S**

**REFUSAL OF MINOR VARIANCE APPLICATION A267/99 - 443
ARCHDEKIN DRIVE - WARD 1 (File G31 A267/99).**

PB035-2000 That the report from D. Muirhead, Development Planner, Planning and Building Department, dated January 20, 2000, to the Planning and Building Committee meeting of February 7, 2000, re: **AN APPEAL BY JOSE FARIAS, MARIA FARIAS AND RICARDO FARIAS OF THE COMMITTEE OF ADJUSTMENT'S REFUSAL OF MINOR VARIANCE APPLICATION A267/99 - 443 ARCHDEKIN DRIVE - WARD 1 (File G31 A267/99)** be received; and,

That City Council direct Planning and Legal Services staff to attend the February 21, 2000 Ontario Municipal Board hearing respecting application A267/99 in support of the Committee of Adjustment's decision to refuse this application.

CARRIED

* L 2. Report from T. Goodeve, Development Planner, Planning and Building Department, dated January 18, 2000, re: **AN APPEAL BY VIJYAM PILLAI, SARAS WATI PILLAI AND RUKMANI PILLAY OF THE COMMITTEE OF ADJUSTMENT'S REFUSAL OF MINOR VARIANCE APPLICATION A261/99 - 90 JADE CRESCENT - WARD 11 (File G31 A261/99).**

PB036-2000 That the report from T. Goodeve, Development Planner, Planning and Building Department, dated January 18, 2000, to the Planning and Building Committee meeting of February 7, 2000, re: **AN APPEAL BY VIJYAM PILLAI, SARAS WATI PILLAI AND RUKMANI PILLAY OF THE COMMITTEE OF ADJUSTMENT'S REFUSAL OF MINOR VARIANCE APPLICATION A261/99 - 90 JADE CRESCENT - WARD 11 (File G31 A261/99)** be received; and,

That City Council direct Planning and Legal Services staff to attend the February 21, 2000 Ontario Municipal Board hearing respecting application A261/99 in support of the Committee of Adjustment's decision to refuse this application.

CARRIED

L 3. Report from J. Corbett, Director, Planning & Development Services, Planning and Building Department, dated January 28, 2000, re: **REVISED PROTOCOL FOR THE PROCESSING OF DEVELOPMENT APPLICATIONS (File G24PL).**

Discussion took place regarding the new format of holding the Planning Public Meeting and the Planning and Building Committee meeting on the same night. Staff suggested that the Public Meeting issues be listed as Information Reports on the Planning and Building Committee Agendas with the meeting starting at 7:00 p.m.

PB037-2000 That the public meetings be formally constituted as part of the regular Planning and Building Committee Agenda to commence at 7:00 p.m. on the first Monday of each month unless otherwise notified by the City Clerk; and,

That the report from J. Corbett, Director, Planning & Development Services, Planning and Building Department, dated January 28, 2000, to the Planning and Building Committee meeting of February 7, 2000, re: **REVISED PROTOCOL FOR THE PROCESSING OF DEVELOPMENT APPLICATIONS (File G24PL)** be received; and,

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That staff be authorized to schedule public meetings for all development applications without prior direction from Planning and Building Committee provided that the following procedure is followed:

- all applications submitted to the City would proceed to a public meeting in accordance with the *Planning Act*;
- in accordance with current practice, City and Regional Councillors will be notified immediately of all new applications affecting their respective wards;
- staff would schedule public meetings and arrange notification based on the following criteria;
 - (i) a “complete” application must be submitted in accordance with the Planning Act and City Council policy;
 - (ii) consultation with affected City and Regional Councillors with respect to the specifics of the proposal, scheduling of the public meeting and extent of notification area;
 - (iii) technical clearance from the City’s Development Team must be secured prior to the scheduling of a public meeting; and,
 - (iv) a public meeting will normally be scheduled within 45 days of the submission of a “complete” application to meet the timing requirements of the *Planning Act*.

That Planning and Building Committee Agendas be revised to include a brief staff presentation for each report not included on the consent agenda;

That Planning and Building Committee consider deferring an item in instances where extensive written material or alternative resolutions/recommendations are submitted to Committee without notice or prior review by staff or the Committee members; and,

That Planning Staff be authorized to release reports to applicants and/or their representatives subsequent to approval by the city Manager (generally 6 days in advance of the Planning and Building Committee meeting).

CARRIED

L 4. Motion re: **BRAMPTON HERITAGE BOARD MEMBERSHIP** (File G33).

Discussion took place regarding the problem that the Brampton Heritage Board is having in obtaining quorum for its meetings.

PB038-2000 Whereas membership on the Brampton Heritage Board has been reduced from 11 to 8 as a result of recent resignations; and,

Whereas this reduction has resulted in difficulty for the Board in meeting quorum at meetings and arranging sub-committees; and,

Whereas the current term of the Board expires on November 30, 2000 and the cost and time commitment of advertising for replacement members would not be practical for this short period; and,

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Whereas Council has authorized the Brampton Heritage Board to put forward nominations; and,

Therefore be it Resolved that Mr. Warren Hope, 35 David Street, Brampton, be appointed to the Brampton Heritage Board for the duration of the current term expiring November 30, 2000.

CARRIED

M. QUESTION PERIOD - nil

N. CLOSED MEETING - nil

O. ADJOURNMENT

PB038-2000 That the Planning & Building Committee do now adjourn to meet again on Monday, February 21, 2000 at 1:00 p.m..

CARRIED

FEBRUARY 21, 2000

1:00 P.M. – REGULAR MEETING COUNCIL CHAMBERS - 4TH FLOOR

PRESENT:

City Councillor G. Gibson (Chair)
Regional Councillor R. Begley
Regional Councillor S. Fennell
Regional Councillor G. Miles
City Councillor B. Hunter
City Councillor L. Jeffrey
City Councillor S. DiMarco
City Councillor J. Hutton
City Councillor B. Cowie
City Councillor P. Richards
City Councillor D. Metzak
City Councillor J. Sprovieri
City Councillor S. Hames

ABSENT:

Regional Councillor P. Palleschi (Vice-Chair)(vacation)
Regional Councillor L. Bissell (Other Municipal Business)
City Councillor R. Callahan (Other Municipal Business)
Mayor Robertson (vacation)

STAFF PRESENT:

J. Marshall, Commissioner of Planning & Building
J. Corbett, Director, Development Services, Planning & Building
J. Metras, Commissioner of Legal Services & City Solicitor
R. Bino, Manager of Development Services, Works &
Transportation
K. Walsh, Director Facility Development & Property Management,
Community Services
L.J. Mikulich, City Clerk, Legal Services Department
K. MacCollum, Legislative Co-ordinator, Legal Services
Department

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The meeting was called to order at 1:15 p.m.

Committee adjourned at 3:30 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

ITEM	RECOMMENDATION
A.	PB039-2000 APPROVAL OF AGENDA
D1.	PB040-2000 CENTRAL AREA COMMUNITY IMPROVEMENT PLAN: DEVELOPMENT INCENTIVE GRANTS (File P75CE)
D2.	PB041-2000 APPLICATION TO AMEND THE ZONING BY-LAW - PB042-2000 MANORBAY ESTATES INC. - WARD 10 (File C9E5.11)
E 1.	PB043-2000 CENTRAL AREA COMMUNITY IMPROVEMENT PLAN: DEVELOPMENT INCENTIVE GRANTS (File P75CE)
E 2.	PB044-2000 DEVELOPMENTS ALONG HIGHWAY 407 - CITY INITIATED AMENDMENTS TO ZONING BY-LAWS (File P45GE-1)
*	F 1. PB045-2000 PUBLIC MEETING REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - VINCENT PLANNING - 370 MAIN STREET NORTH - WARD 5 (File C1E8.16).
*	F 2. PB046-2000 PUBLIC MEETING REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - 773665 ONTARIO LIMITED - WARD 6 (File C3W12.3).
*	G 2. PB047-2000 RECOMMENDATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - WARD 6 (File C2W12.1).
*	H 1. PB048-2000 STATUS REPORT - W.C. -401 DEVELOPMENTS LIMITED (File P26SP40).
*	H 2. PB049-2000 HOUSING MIX AND DENSITY POLICY IMPLEMENTATION GUIDELINES (File P25OV).
	H 3. PB050-2000 STATUS REPORT - REVIEW OF ESTATE RESIDENTIAL DESIGNATIONS (File P03ES).
	H 4. PB051-2000 PROPOSED OFFICIAL PLAN AMENDMENT FOR THE DUAL HIGH SCHOOL/COMMUNITY RECREATION CENTRE CAMPUS CONCEPT WITHIN THE SANDRINGHAM-WELLINGTON SECONDARY PLAN AREA - WARD 10 (File P26S28).
	J 1. PB052-2000 NOISE BARRIER POLICIES IN BRAMPTON (File N05NO).

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- | | | | |
|---|------|------------|--|
| | L 1. | PB053-2000 | YEAR END REPORT - DEVELOPMENT SERVICES
DIVISION 1999 DEVELOPMENT ACTIVITY (File F15AP). |
| * | L 2. | PB054-2000 | EXEMPTION OF OFFICIAL PLAN AMENDMENTS (OPAs)
FROM REGION OF PEEL APPROVAL (File P27). |
| * | M 1. | PB055-2000 | INFORMATION REPORT - PROPOSED DRAFT PLAN OF
SUBDIVISION AND APPLICATION TO AMEND THE
OFFICIAL PLAN - 18 KARAT DEVELOPMENTS INC. -
WARD 10 (File C5E12.6). |
| | O. | PB056-2000 | CLOSED SESSION |
| | P. | PB057-2000 | ADJOURNMENT |

City Councillor Gibson, Chair

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A. APPROVAL OF AGENDA

PB039-2000 That the Agenda for the Planning & Building Committee Meeting dated February 21, 2000, be approved as amended to add:

D 2. Delegations re: **APPLICATION TO AMEND THE ZONING BY-LAW - MANORBAY ESTATES INC. - WARD 10** (File C9E5.11):

1. Helen Lepek, Templeton-Lepek Limited
2. Lino Pellicano, Trinistar Corporation

CARRIED

B. CONFLICTS OF INTEREST - nil

C. CONSENT

- * The following items listed with an asterisk (*) are considered to be routine and non-controversial by the Committee and will be approved at one time. There will be no separate discussion of these items unless a Committee Member requests it, in which case the item will not be consented to and will be considered in the normal sequence of the agenda.

(F1, F2, G2, H1, H2, L2, M1)

CARRIED

D. DELEGATIONS

D 1. Delegations re: **CENTRAL AREA COMMUNITY IMPROVEMENT PLAN: DEVELOPMENT INCENTIVE GRANTS** (File P75CE)(See Item E1):

1. Mr. Bob Jarvis, Keyser Mason Ball
2. Mr. Michael Gagnon, Gagnon Low Bozzo
3. Mr. Rick Potten, Brookstone Homes
4. Mr. John Vandyk, New Park Place Development

This item was deferred (“as the report was not distributed prior to this meeting”) to the next meeting of the Planning and Building Committee meeting on March 6, 2000, the delegations did not speak.

PB040-2000 That the delegations re: **CENTRAL AREA COMMUNITY IMPROVEMENT PLAN: DEVELOPMENT INCENTIVE GRANTS** (File P75CE) be deferred to the next meeting of the Planning and Building Committee meeting on March 6, 2000.

1. Mr. Bob Jarvis, Keyser Mason Ball
2. Mr. Michael Gagnon, Gagnon Low Bozzo
3. Mr. Rick Potten, Brookstone Homes
4. Mr. John Vandyk, New Park Place Development

CARRIED

See Recommendation PB043-2000

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D 2. Delegations re: **APPLICATION TO AMEND THE ZONING BY-LAW - MANORBAY ESTATES INC. - WARD 10** (File C9E5.11):

1. Helen Lepek, Templeton-Lepek Limited
2. Lino Pellicano, Trinistar Corporation

Ms. Helen Lepek, Templeton-Lepek Limited representing, Eaglestone, informed Committee that they would like to review the plans for Manorbay Estates Inc. to make sure that the development of the Manorbay lands does not adversely affect their client. Ms. Lepek submitted correspondence requesting her clients concerns be looked into.

Mr. Lino Pellicano, Trinistar Corporation, spoke in favour of the staff report.

PB041-2000 That the delegations to the Planning and Building Committee meeting of February 21, 2000, re: **APPLICATION TO AMEND THE ZONING BY-LAW - MANORBAY ESTATES INC. - WARD 10** (File C9E5.11) be received; and,

1. Helen Lepek, Templeton-Lepek Limited
2. Lino Pellicano, Trinistar Corporation

That the correspondence dated February 17, 2000 from Helen Lepek, Templeton-Lepek Limited, be received.

CARRIED

Item G1 was brought forward and dealt with at this time.

PB042-2000 That the report from T. Goodeve, Development Planner, Planning and Building Department, dated January 25, 2000, to the Planning and Building Committee meeting of February 21, 2000, re: **APPLICATION TO AMEND THE ZONING BY-LAW - MANORBAY ESTATES INC. - WARD 10** (File C9E5.11) be received; and,

That the application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:

1. Prior to the enactment of the amending zoning by-law the owner shall submit, to the satisfaction of the City, urban design guidelines for the proposed development, as a supplement to the approved urban design guidelines prepared by Milus, Bollenburghe, Topps and Watchorn (MBTW) for various parts of the Bram East Secondary Plan area;
2. Prior to the enactment of the zoning by-law, Terms of Reference for the supplementary urban design guidelines required for the proposed development, including the retention of a consultant and a timeline for completion of the study, are to be completed to the satisfaction of the Commissioner of Planning and Building.
3. The amending zoning by-law shall zone:
 - a) that portion of the site situated directly at the northwest corner of The Gore Road and Regional Road No. 107, consisting of

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approximately 0.8 hectares (2 acres), as “Office Commercial (OC)” with the following specific provisions:

- i) the lands shall only be used for the following purposes:
 - 1) an office;
 - 2) a bank, trust company, finance company;
 - 3) an office;
 - 4) a dining room restaurant, a standard restaurant;
 - 5) a retail establishment; and,
 - 6) purposes accessory to the other permitted purposes.
- ii) the lands shall be subject to the following requirements and restrictions:
 - 1) Minimum Lot Area: 0.8 hectares;
 - 2) the minimum building setback from Regional Road No. 107 shall be 15 metres and the minimum building setback from The Gore Road shall be 9 metres;
 - 3) Minimum Building Height: 4 storeys
 - 4) Maximum Building Height: 12 storeys
 - 5) Except at driveway locations, landscaped open space areas shall be provided as follows:
 - a minimum 9 metre wide strip abutting Regional Road No. 108;
 - a minimum 4.5 metre wide strip abutting The Gore Road;
 - 6) the opening for waste disposal and loading facilities of any building shall face away from Regional Road No. 107 and The Gore Road;
 - 7) no development shall take place unless it is in conjunction with or subsequent to the development of a minimum of 5000 square metres of gross leasable floor area for office purposes;
 - 8) a maximum of 15 percent of the gross leasable floor area of any building shall be permitted for restaurant or retail commercial purposes;
 - 9) refuse storage for restaurant uses shall be contained in a climate controlled area within a building;
 - 10) all garbage and refuse storage other than for a restaurant, including any containers for the storage of recyclable materials, shall be enclosed within a main building;
 - 11) no storage shall be permitted outside a building;
- b) the remainder of the site, consisting of approximately 5.8 hectares, as “Office Commercial (OC)” with the following specific provisions:
 - i) the lands shall only be used for the following purposes:
 - 1) an office;
 - 2) a retail establishment;

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- 3) a supermarket;
 - 4) a service shop;
 - 5) a personal service shop;
 - 6) a bank, trust company, finance company;
 - 7) a dry cleaning establishment and laundry distribution station;
 - 8) a laundromat;
 - 9) a parking lot;
 - 10) a dining room restaurant, a standard restaurant, a drive-through restaurant, a take-out restaurant and a fast food restaurant;
 - 11) a banquet hall;
 - 12) a conference and/or convention centre;
 - 13) a printing or copying establishment;
 - 14) a commercial school;
 - 15) a place of commercial recreation, but not including a billiard hall;
 - 16) a community club;
 - 17) a health and fitness centre;
 - 18) a taxi or bus station;
 - 19) a fire station;
 - 20) a theatre;
 - 21) a swimming pool sales and service establishment;
 - 22) a day nursery;
 - 23) an animal hospital; and,
 - 24) purposes accessory to the other permitted purposes.
- ii) the lands shall be subject to the following requirements and restrictions:
- 1) Minimum Lot Area: 4.0 hectares;
 - 2) the minimum building setback from Regional Road No. 107 shall be 15 metres and the minimum building setback from The Gore Road shall be 9 metres;
 - 3) the minimum building setback to a rear or interior side lot line shall be 6 metres, except that where the lot line abuts an AGRICULTURAL - SECTION 535 (A - SECTION 535) zone, the minimum building setback shall be 9 metres;
 - 4) Maximum Building Height: 12 storeys;
 - 5) except at driveway locations, landscaped open space areas shall be provided as follows:
 - a minimum 9 metre wide strip abutting Regional Road No. 107;
 - a minimum 4.5 metre wide strip abutting The Gore Road;
 - 6) a fast food restaurant shall not be permitted within a building having less than 500 square metres of gross leasable floor area or within a building having a setback less than 21 metres to a road;
 - 7) a maximum of two fast food restaurants shall be permitted for the total of all buildings having less than 1000 square metres of gross leasable floor area;

- 8) the opening for waste disposal and loading facilities of any building shall face away from Regional Road No. 107 and The Gore Road;
 - 9) the maximum gross leasable floor area for the purposes permitted on the site, excluding an office, shall not exceed a Floor Space Index (FSI) of 0.208 which may be increased to an FSI of 0.296 provided that for every square metre of gross leasable floor provided in excess of the lower limit, 6 square metres of gross leasable floor area for office purposes shall also be provided;
 - 10) a maximum of one supermarket shall be permitted, and the maximum gross leasable floor area of a supermarket shall not exceed 5,110 square metres;
 - 11) a theatre shall be limited to a maximum of 3 screens and a total of 780 seats;
 - 12) refuse storage for restaurant purposes shall be contained in a climate controlled area within a building;
 - 13) all garbage and refuse storage other than for a restaurant, including any containers for the storage of recyclable materials, shall be located within a main building;
 - 14) above ground storage tanks for fuel shall be entirely enclosed within a building;
 - 15) an adult video store, an adult entertainment parlour or an amusement arcade shall not be permitted;
 - 16) no outdoor display and/or sales or storage shall be permitted.
4. Prior to the enactment of the amending zoning by-law, the owner shall enter into a development agreement with the City which shall contain the following provisions:
- (a) Prior to the issuance of a building permit(s), a site development plan, a landscape and fencing plan, elevation cross section drawings, a grading and drainage plan, a fire protection plan, a stormwater management plan, and an engineering servicing plan shall be approved by the City and the appropriate securities shall be deposited with the City to ensure implementation of these plans in accordance with the City's site plan review process.
 - (b) Prior to the release of a building permit(s) by the City of Brampton, the trunk sanitary and water services required to service the subject property, as identified in the Bram East Phase I Service in Lieu Agreement shall have been constructed or the related securities shall have been provided to the Region of Peel.
 - (c) Prior to the issuance of a building permit(s), the relocated stormwater management facility identified as Pond 18 in the Master Environmental Servicing Plan for the Bram East Secondary Plan area shall be constructed to the satisfaction of the Toronto and Region Conservation Authority (TRCA) and the Commissioner of Works and Transportation.

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- (d) Prior to the issuance of a building permit(s), the applicant shall pay a fee to the City for the perpetual maintenance of the stormwater management facility identified as Pond 18 in the Master Environmental Servicing Plan for the Bram East Secondary Plan area. The amount shall be determined once the design of the stormwater management facility is finalized to the satisfaction of the Commissioner of Works and Transportation.
- (e) Prior to the issuance of a building permit(s), the applicant shall sign the Ebenezer Group Landowner's Cost Sharing Agreement, and provide the City with a written acknowledgment from the Trustee appointed pursuant to the agreement, that the Applicant has signed the agreement and has delivered the deeds or made the payments required by the agreement.
- (f) The applicant shall pay all applicable City, Regional and Educational development charges in accordance with their respective Development Charges By-laws.
- (g) The applicant shall grant easements as may be required for the installation of utilities and municipal services to service the lands, to the appropriate authorities. If there are any conflicts with existing facilities or easements, the applicant shall be responsible for re-arrangements or relocation of the same.
- (h) The applicant shall agree that all lighting on the site shall be designed and oriented to minimize glare on abutting properties and streets.
- (i) Prior to the issuance of a building permit, the applicant shall remove all existing buildings on the property.
- (j) The applicant shall undertake an archaeological impact assessment, prior to any demolition, grading or other soil disturbances on the subject property to allow the City of Brampton and the Ministry of Citizenship, Culture and Recreation to confirm that all archaeological resource concerns have met licensing and resource conservation requirements.
- (k) The applicant shall provide fencing in locations and designed to the satisfaction of the Commissioner of Planning and Building
- (l) The applicant shall agree that on-site waste collection shall be provided through a private waste hauler.
- (m) The applicant shall agree to provide an on-site litter pick-up service which shall clear litter from the site at least twice a week.
- (n) The owner shall make satisfactory arrangements with the Region of Peel for the provision of access from The Gore Road and Regional Road No. 107. Satisfactory arrangements are to be made with the Region of Peel regarding centre medians, traffic signals, exclusive turning lanes, asphalt overlay, street lighting and pavement markings/signs, with all costs of the improvements to be borne by the developer. The applicant will enter into an agreement to contribute 100 percent of traffic signal installation costs plus a

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cash contribution towards future maintenance costs, should signals become warranted or be otherwise directed by Council.

- (o) Sufficient road widening(s), daylight corner(s) and 0.3 metre reserve(s) along Regional Road No. 107 and The Gore Road frontages shall be conveyed gratuitously to the Region of Peel prior to the release of building permits, to provide 22.5 metres from the original centreline of Regional Road No. 107 and The Gore Road.
- (p) The applicant, in consultation with and to the satisfaction of Canada Post Corporation, shall determine a suitable location(s) for the placement of a Community Mailbox(s) for the provision of mail delivery to the site.
- (q) The applicant shall provide, install and maintain a central mail facility for each of the office towers and mixed use office/commercial buildings proposed for the site.
- (r) The applicant shall enter into an agreement (Letter of Understanding) with the telecommunications provider complying with any underground servicing conditions imposed by the municipality and if no such conditions are imposed, the applicant shall advise the municipality of the arrangement made for such servicing.
- (s) The applicant shall provide, to the satisfaction of the telecommunications provider, any required conduit(s) for the provision of telecommunication service to the site. In this regard, the telecommunications provider requires one or more conduits of sufficient size from each unit to the electrical room and one or more conduits of sufficient size from the electrical room to the street line.
- (t) Prior to the issuance of site plan approval, the owner shall submit, to the satisfaction of the Commissioner of Planning and Building, urban design guidelines for the proposed development, as a supplement to the approved urban design guidelines prepared by Milus, Bollenburghe, Topps and Watchorn (MBTW) for various parts of the Bram East Secondary Plan area.

CARRIED

E. DEFERRED/REFERRED ITEMS

- E 1. Report from J. Marshall, Commission of Planning and Building, dated January 14, 2000, re: **CENTRAL AREA COMMUNITY IMPROVEMENT PLAN: DEVELOPMENT INCENTIVE GRANTS** (File P75CE)(See Item D1).

PB043-2000 That the report from J. Marshall, Commission of Planning and Building, dated January 14, 2000, to the Planning and Building Committee meeting of February 21, 2000, re: **CENTRAL AREA COMMUNITY IMPROVEMENT PLAN: DEVELOPMENT INCENTIVE GRANTS** (File P75CE) be deferred to the Planning and Building Committee meeting of March 6, 2000.

CARRIED

See Item PB040-2000

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- E 2. Verbal report from W. Lee, Director, Urban Design & Zoning, Planning and Building Department, re: **DEVELOPMENTS ALONG HIGHWAY 407 - CITY INITIATED AMENDMENTS TO ZONING BY-LAWS** (File P45GE-1).

PB044-2000 That the report from W. Lee, Director, Urban Design & Zoning, Planning and Building Department, to the Planning and Building Committee meeting of February 21, 2000, re: **DEVELOPMENTS ALONG HIGHWAY 407 - CITY INITIATED AMENDMENTS TO ZONING BY-LAWS** (File P45GE-1) be deferred to the Planning and Building Committee meeting of March 6, 2000.

CARRIED

F. PUBLIC MEETING REPORTS

- * F 1. Report from D. Muirhead, Development Planner, Planning and Building Department, dated February 8, 2000, re: **PUBLIC MEETING REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - VINCENT PLANNING - 370 MAIN STREET NORTH - WARD 5** (File C1E8.16).

PB045-2000 That the report from D. Muirhead, Development Planner, Planning and Building Department, dated February 8, 2000, to the Planning and Building Committee meeting of February 21, 2000, re: **PUBLIC MEETING REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - VINCENT PLANNING - 370 MAIN STREET NORTH - WARD 5** (File C1E8.16) be received; and,

That the application be approved subject to the conditions approved by City Council at their meeting of January 31, 2000 (see Appendix B attached to the staff report of January 31, 2000).

That staff prepare the appropriate documents for the consideration of City Council.

CARRIED

- * F 2. Report from K. Ash, Supervisor of Information Services and Land Development, Planning and Building Department, dated February 8, 2000, re: **PUBLIC MEETING REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - 773665 ONTARIO LIMITED - WARD 6** (File C3W12.3).

PB046-2000 That the report from K. Ash, Supervisor of Information Services and Land Development, Planning and Building Department, dated February 8, 2000, to the Planning and Building Committee meeting of February 21, 2000, re: **PUBLIC MEETING REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - 773665 ONTARIO LIMITED - WARD 6** (File C3W12.3) be received; and,

That staff be directed to continue processing the subject application and report back to Planning and Building Committee with a recommendation for draft plan approval when outstanding issues are finalized, and all pertinent comments have been received from commenting agencies and departments.

CARRIED

G. DEVELOPMENT TEAM REPORTS

- G 1. Report from T. Goodeve, Development Planner, Planning and Building Department, dated January 25, 2000, re: **APPLICATION TO AMEND THE ZONING BY-LAW - MANORBAY ESTATES INC. - WARD 10** (File C9E5.11).

DEALT WITH UNDER ITEM D 2 - RECOMMENDATION PB041-2000 – PB042-2000

- * G 2. Report from P. Snape, Development Planner, Planning and Building Department, dated February 2, 2000, re: **RECOMMENDATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - WARD 6** (File C2W12.1).

PB047-2000 That the report from P. Snape, Development Planner, Planning and Building Department, dated February 2, 2000, to the Planning and Building Committee meeting of February 21, 2000, re: **RECOMMENDATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - WARD 6** (File C2W12.1) be received; and,

That Planning and Building Committee approve of the subject application and authorize staff to issue notice of draft plan approval, subject to the following:

- a) any necessary minor red-line revisions to the draft plan identified by staff; and
- b) all conditions contained in the *City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision*, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning and Building.

CARRIED

H. POLICY PLANNING REPORTS

- * H 1. Report from D. Waters, Policy Planner, Planning and Building Department, dated February 11, 2000, re: **STATUS REPORT - W.C. –401 DEVELOPMENTS LIMITED** (File P26SP40).

PB048-2000 That the report from D. Waters, Policy Planner, Planning and Building Department, dated February 11, 2000, to the Planning and Building Committee meeting of February 21, 2000, re: **STATUS REPORT - W.C. –401 DEVELOPMENTS LIMITED** (File P26SP40) be received; and,

That The Region of Peel be advised that the City of Brampton has no objection to the approval of proposed Amendment 77 to the Mississauga Official (City) Plan.

CARRIED

MINUTES
Planning and Building Committee

- * H 2. Report from S. Hill, Manager, Land Use Policy, Planning and Building Department, dated February 10, 2000, re: **HOUSING MIX AND DENSITY POLICY IMPLEMENTATION GUIDELINES** (File P25OV).

PB049-2000 That the report from S. Hill, Manager, Land Use Policy, Planning and Building Department, dated February 10, 2000, to the Planning and Building Committee meeting of February 21, 2000, re: **HOUSING MIX AND DENSITY POLICY IMPLEMENTATION GUIDELINES** (File P25OV) be received; and

That the Housing Mix and Density Policy Implementation Guidelines attached as Appendix A to the report dated February 10, 2000 be endorsed.

CARRIED

- H 3. Report from J. Hosick, Policy Planner, Planning and Building Department, dated February 10, 2000, re: **STATUS REPORT - REVIEW OF ESTATE RESIDENTIAL DESIGNATIONS** (File P03ES).

PB050-2000 That the report from J. Hosick, Policy Planner, Planning and Building Department, dated February 10, 2000, to the Planning and Building Committee meeting of February 21, 2000, re: **STATUS REPORT - REVIEW OF ESTATE RESIDENTIAL DESIGNATIONS** (File P03ES) be received.

CARRIED

Note: Direction was given to Planning staff to address the issue of severing lots in existing estate residential designations in a future report to Planning and Building Committee.

- H 4. Report from A. Janzen, Policy Planner, Planning and Building Department, dated February 10, 2000, re: **PROPOSED OFFICIAL PLAN AMENDMENT FOR THE DUAL HIGH SCHOOL/COMMUNITY RECREATION CENTRE CAMPUS CONCEPT WITHIN THE SANDRINGHAM-WELLINGTON SECONDARY PLAN AREA - WARD 10** (File P26S28).

Discussion took place regarding changing Official Plan Amendments to include dual high school/community recreation centre campus. Staff handed out correction pages dealing with clerical errors in the report dated February 10, 2000.

PB051-2000 That the report from A. Janzen, Policy Planner, Planning and Building Department, dated February 10, 2000, to the Planning and Building Committee meeting of February 21, 2000, re: **PROPOSED OFFICIAL PLAN AMENDMENT FOR THE DUAL HIGH SCHOOL/COMMUNITY RECREATION CENTRE CAMPUS CONCEPT WITHIN THE SANDRINGHAM-WELLINGTON SECONDARY PLAN AREA - WARD 10** (File P26S28) be referred to the Task Force and that the Task Force report back to the Planning and Building Committee with their findings; and,

That the corrections dealing with clerical errors in the report dated February 10, 2000 be received.

CARRIED

I. BUILDING REPORTS - nil

J. URBAN DESIGN AND ZONING REPORTS

- J 1. Report from S. Dewdney, Manager, Design Services, Planning and Building Department, dated February 7, 2000, re: **NOISE BARRIER POLICIES IN BRAMPTON** (File N05NO).

Discussion took place regarding removing the use of chain link fencing between parallel frontage streets and arterial road.

- PB052-2000 That the report from S. Dewdney, Manager, Design Services, Planning and Building Department, dated February 7, 2000, to the Planning and Building Committee meeting of February 21, 2000, re: **NOISE BARRIER POLICIES IN BRAMPTON** (File N05NO) be received; and,

The City policy prohibiting residential frontage arrangements other than reverse frontages along major arterial roads be amended to permit other arrangements including but not limited to parallel frontage streets, cul-de-sac flankages and crescent flankages; and,

That the issue regarding chain link fencing between parallel frontage streets and arterial roads be discontinued be referred to the Community Design Team to be reviewed and a report be sent back to Planning and Building Committee in this regard.

CARRIED

K. HERITAGE BOARD MINUTES - nil

L. OTHER BUSINESS

- L 1. Report from K. Ash, Supervisor of Information Services and Land Development, Planning and Building Department, dated February 7, 2000, re: **YEAR END REPORT - DEVELOPMENT SERVICES DIVISION 1999 DEVELOPMENT ACTIVITY** (File F15AP).

Discussion took place regarding the increasing number of appeals to the Ontario Municipal Board. Staff responded that there has been an increase in the appeals regarding Committee of Adjustment decisions.

- PB053-2000 That the report from K. Ash, Supervisor of Information Services and Land Development, Planning and Building Department, dated February 7, 2000, to the Planning and Building Committee meeting of February 21, 2000, re: **YEAR END REPORT - DEVELOPMENT SERVICES DIVISION 1999 DEVELOPMENT ACTIVITY** (File F15AP) be received.

CARRIED

- * L 2. Report from J. Metras, Commissioner of Legal Services and City Solicitor, Legal Services Department, and J. Corbett, Director of Planning and Development Services, Planning and Building Department, dated February 14, 2000, re:

**EXEMPTION OF OFFICIAL PLAN AMENDMENTS (OPAs) FROM
REGION OF PEEL APPROVAL (File P27).**

- PB054-2000 That the report from J. Metras, Commissioner of Legal Services and City Solicitor, Legal Services Department, and J. Corbett, Director of Planning and Development Services, Planning and Building Department, dated February 14, 2000, to the Planning and Building Committee meeting of February 21, 2000, re: **EXEMPTION OF OFFICIAL PLAN AMENDMENTS (OPAs) FROM REGION OF PEEL APPROVAL (File P27)** be received.

CARRIED

M. INFORMATION REPORTS

- * M 1. Report from J. Hardcastle, Development Planner, Planning and Building Department, dated February 21, 2000, re: **INFORMATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN - 18 KARAT DEVELOPMENTS INC. - WARD 10 (File C5E12.6).**

- PB056-2000 That the report from J. Hardcastle, Development Planner, Planning and Building Department, dated February 21, 2000, to the Planning and Building Committee meeting of February 21, 2000, re: **INFORMATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN - 18 KARAT DEVELOPMENTS INC. - WARD 10 (File C5E12.6)** be received; and,

That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

N. QUESTION PERIOD

1. City Councillor Sprovieri asked staff when the office node study for the Highway 410 and Queen Street area will be complete. The Commissioner of Planning and Building informed staff that a report will be going to Management Team in the next month and should be at Council in two months time.

O. CLOSED MEETING

At 2:10 p.m. the following motion was passed

- PB057-2000 That the Committee proceed into a Closed Session in order to address matters pertaining to:

- ♦ Security of the property of the municipality or local board.

CARRIED

Committee moved in to Open Session at 3:25 p.m.

MINUTES
Planning and Building Committee

P. ADJOURNMENT

PB058-2000 That the Planning & Building Committee do now adjourn to meet again on Monday, March 6, 2000 at 7:00 p.m. or at the call of the Chair.

CARRIED

MARCH 6, 2000

**7:00 P.M. – REGULAR MEETING
COUNCIL CHAMBERS - 4TH FLOOR**

PRESENT:

City Councillor G. Gibson (Chair)
Regional Councillor P. Palleschi (Vice-Chair)
Regional Councillor L. Bissell
Regional Councillor S. Fennell
Regional Councillor G. Miles
City Councillor B. Hunter
City Councillor L. Jeffrey
City Councillor S. DiMarco
City Councillor R. Callahan
City Councillor J. Hutton
City Councillor B. Cowie
City Councillor P. Richards
City Councillor D. Metzak
City Councillor J. Sprovieri
City Councillor S. Hames

ABSENT:

Regional Councillor R. Begley (vacation)

STAFF PRESENT:

J. Marshall, Commissioner of Planning & Building
J. Corbett, Director, Development Services, Planning & Building
J. Metras, Commissioner of Legal Services & City Solicitor
R. Bino, Manager of Development Services, Works &
Transportation
K. Walsh, Director Facility Development & Property Management,
Community Services
L.J. Mikulich, City Clerk, Legal Services Department
K. MacCollum, Legislative Co-ordinator, Legal Services
Department

MINUTES
Planning and Building Committee

The meeting was called to order at 7:00 p.m.

Committee adjourned at 9:45 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

ITEM	RECOMMENDATION
A.	PB058-2000 APPROVAL OF AGENDA
D 1.	PUBLIC MEETING DELEGATIONS
D 2-1.	PB059-2000 CENTRAL AREA COMMUNITY IMPROVEMENT PLAN: PB060-2000 DEVELOPMENT INCENTIVE GRANTS (File P75CE)
D 2-2.	PB061-2000 CASTLEMORE GOLF COURSE (File C9E6.4).
E 1.	PB059-2000 CENTRAL AREA COMMUNITY IMPROVEMENT PLAN: PB060-2000 DEVELOPMENT INCENTIVE GRANTS (File P75CE).
* F 1.	PB062-2000 INFORMATION REPORT - PROPOSES TO AMEND COMPREHENSIVE ZONING BY-LAW 151-88 - OMNIBUS (HOUSEKEEPING) AMENDMENT - WARD 10 (File G02BR).
* F 2.	PB063-2000 INFORMATION REPORT - DRAFT PLAN OF PROPOSED SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - PELLIZZARI & OTHERS - WARD 2 (File C1E17.18).
* F 3.	PB064-2000 INFORMATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - I.F. PROPCO HOLDINGS (ONT.) 13 LTD. - ASBESTOS WORKERS PENSION FUND (1) INC. - UPIC (1) CORPORATION - WARD 2 (File C1W18.4).
* F 4.	PB065-2000 INFORMATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - TEAM THREE - BRAMPTON 4 - 2 WEST LIMITED - WARD 4 (File C1W4.3).
* F 5.	PB066-2000 INFORMATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - ONTARIO SEED CLEANERS AND DEALERS - WARD 2 (File C1W16.15).
* F 6.	PB067-2000 INFORMATION REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - SANDRINGHAM PLACE INC. - WARD 10 (File C4E15.2).
* F 7.	PB068-2000 INFORMATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW AND PROPOSED DRAFT PLAN

MINUTES
Planning and Building Committee

			OF SUBDIVISION - SOMMERS GLEN ESTATES INC. - WARD 10 (File C9E7.6).
*	F 8.	PB069-2000	INFORMATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW AND PROPOSED DRAFT PLAN OF SUBDIVISION - TUMBRIDGE ESTATES INC. - WARD 10 (File C9E7.5).
*	F 9.	PB070-2000	INFORMATION REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - FIRST BRAMTEN DEVELOPMENTS LIMITED - WARD 3 (File T1W15.26).
*	F 10.	PB071-2000	INFORMATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - TAFMAR HOLDINGS LIMITED - WARD 2 (File C2E12.13).
*	F 11.	PB072-2000	INFORMATION REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - SPRUCE VALLEY HOMES - WARD 1 (File C2E9.7).
*	F 12.	PB073-2000	INFORMATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - YONGESTAR CUSTOM HOMES INC. - WARD 10, (File C10E7.4).
*	F 13.	PB074-2000	INFORMATION REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - CANDEVCON LIMITED - WARD 8 (File C3E2.5).
*	G 1.	PB075-2000	RECOMMENDATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN - 18 KARAT DEVELOPMENTS INC. - WARD 10 (File C5E12.6).
	H 1.	PB076-2000	NORTHWEST EXPANSION AREA (File P25OV).
*	L 1.	PB077-2000	APPEAL BY ANNA FISCARELLI OF THE COMMITTEE OF ADJUSTMENT'S REFUSAL OF MINOR VARIANCE APPLICATION A269/99 - 30 INTERMODAL DRIVE, UNIT 26 - WARD 10 (File G31 A269/99).
*	L 2.	PB078-2000	APPEAL BY JOHN AND JANET BROUSSEAU OF THE COMMITTEE OF ADJUSTMENT'S APPROVAL OF MINOR VARIANCE APPLICATION A273/99 - 24 CRESCENT HILL DRIVE NORTH - WARD 7 (File G31 A273/99).
*	L 3.	PB079-2000	APPEAL BY ROBERT PATTERSON AND COLLEEN PATERSON OF THE COMMITTEE OF ADJUSTMENT'S REFUSAL OF MINOR VARIANCE APPLICATION A307/99 - 95 MARTINDALE CRESCENT - WARD 5 (File G31 A307/99).

MINUTES
Planning and Building Committee

- | | | | |
|---|-----------|------------|--|
| * | L 4. | PB080-2000 | APPEAL BY JOHN GREGOIRE AND JOYCE GREGOIRE OF THE COMMITTEE OF ADJUSTMENT'S REFUSAL OF MINOR VARIANCE APPLICATION A309/99 - 61 CHADWICK STREET - WARD 4 (File G31 A309/99). |
| * | L 5. | PB081-2000 | DOWNTOWN BRAMPTON – EXEMPTION FROM ON-SITE PARKING REQUIREMENT FOR COMMERCIAL DEVELOPMENTS (File P03PA). |
| | L 6. | PB082-2000 | CN RAIL - SHUNTING OPERATION IN NORTHWEST BRAMPTON |
| | O. | PB083-2000 | ADJOURNMENT |

City Councillor Gibson, Chair

MINUTES
Planning and Building Committee

A. APPROVAL OF AGENDA

PB058-2000 That the Agenda for the Planning & Building Committee Meeting dated March 6, 2000, be approved as amended to:

Add L 6. Discussion re: **CN RAIL - SHUNTING OPERATION IN NORTHWEST BRAMPTON**

Delete D 2-3. Delegation of Ms. E.A. Halpenny, Vice-President – Land Development, Great Gulf Group of Companies re:
CONSTRUCTION OF A REGIONAL WATERMAIN - EAST SIDE OF CHINGUACOUSY ROAD – NORTH OF HIGHWAY 7 – FLETCHERS' MEADOW COMMUNITY
(File C3W11.2).

CARRIED

B. CONFLICTS OF INTEREST - nil

C. CONSENT

- * The following items listed with an asterisk (*) are considered to be routine and non-controversial by the Committee and will be approved at one time. There will be no separate discussion of these items unless a Committee Member requests it, in which case the item will not be consented to and will be considered in the normal sequence of the agenda.

(F1, F2, F3, F4, F5, F6, F7, F8, F9, F10, F11, F12, F13, G1, L1, L2, L3, L4, L5)

D 1. PUBLIC MEETING DELEGATIONS

D 2. DELEGATIONS

D 2-1. Delegations re: **CENTRAL AREA COMMUNITY IMPROVEMENT PLAN: DEVELOPMENT INCENTIVE GRANTS** (File P75CE)(See Item E1):

1. Mr. Bob Jarvis, Keyser Mason Ball
2. Mr. Michael Gagnon, Gagnon Law Bozzo
3. Mr. Rick Pottens, Brookstone Homes
4. Mr. John Vandyk, New Park Place Development

Mr. Colin Chung, Gagnon Law Bozzo, spoke on behalf of the above noted delegations. He thanked staff for the opportunity of working with them and informed committee that his clients were in support of the staff report.

Staff answered questions of Committee. Discussion took place as to whether or not this item has been budgeted for and whether or not the façade improvement grant will appear as a line item. Staff answered that it is included in the budget and that the façade improvement grant will show as a line item.

MINUTES
Planning and Building Committee

Direction was given to Planning staff be compile a list of all incentives that have been provided to the downtown for the next budget meetings on April 3, 2000.

PB059-2000 That the delegation of Mr. Colin Chung, Gagnon, Law Bozzo, to the Planning and Building Committee meeting of March 6, 2000, re: **CENTRAL AREA COMMUNITY IMPROVEMENT PLAN: DEVELOPMENT INCENTIVE GRANTS** (File P75CE) be received.

CARRIED

Item E1 was brought forward and dealt with at this time.

PB060-2000 That the report from J. Marshall, Commission of Planning and Building, dated January 14, 2000, to the Planning and Building Committee meeting of March 6, 2000, re: **CENTRAL AREA COMMUNITY IMPROVEMENT PLAN: DEVELOPMENT INCENTIVE GRANTS** (File P75CE) be received; and,

That the Community Improvement Plan for the Central Area be modified to include:

- Medium - High and High Density Residential/ Apartment redevelopment projects within the Medium – High/ High Density designation in the Downtown Secondary Plan Area as being eligible for Development Incentive Grants;
- Medium Density/ Townhouse projects in the Medium Density and the Medium – High/ High Density designations in the Downtown Secondary Plan Area as being eligible for Development Incentive Grants;
- Limit the eligibility of the retail component of eligible Mixed Use buildings to the Central Area Mixed Use designation in the Downtown Secondary Plan Area and the Queen Street Corridor portion of the Central Area, west of Highway 410;
- To confirm that The Belvedere is a project eligible for a Development Incentive Grant;
- To apply a two-year time limit on the Development Incentive Grant Program.
- To impose 950 unit limit on the Development Incentive Grant Program; and
- To permit a multi-phase development to be eligible for a Development Incentive grant upon approval of the first phase of the project.

That a commitment of units within the 950 unit limit be made to eligible projects that have either applied for or received Site Plan Approval since the date of adoption of the Community Improvement Plan by Council (September 28, 1998) as long as Building Permits are issued for all of the units, or a substantial first phase of a project, no later than December 31, 2000. The following projects would qualify for a commitment of units under these criteria:

Gubasta 1st and 2nd Phases - 418 units

New Park Place - 33 units

Brookstone Developments - 51 units

That all phases of the Gubasta Project be eligible for the Development Incentive Grant Program upon the Building Permit being issued for the first phase no later than December 31, 2000;

MINUTES
Planning and Building Committee

That the administration of the Development Incentive Grant Program be as set out in the report dated February 28, 2000, except for the projects noted above;

That the Community Improvement Plan be modified to include a façade improvement program similar to the one being implemented in the Town of Orangeville in place of the façade improvement program currently set out in the Plan;

That the Minister of Municipal Affairs be advised that the City has no objection to the modifications proposed by the Ministry; and

That a public meeting be held on April 3, 2000 to present and receive input on the proposed modifications to the Community Improvement Plan.

CARRIED

- D 2-2. Delegation of Ms. Nadia Ongaro, re: **CASTLEMORE GOLF COURSE** (File C9E6.4).

PB061-2000 That the delegation of Ms. Nadia Ongaro, to the Planning and Building Committee meeting of March 6, 2000, re: **CASTLEMORE GOLF COURSE** (File C9E6.4) be deferred to the next meeting of the Planning and Building Committee set for April 3, 2000.

CARRIED

E. DEFERRED/REFERRED ITEMS

- E 1. Report from J. Marshall, Commission of Planning and Building, dated January 14, 2000, re: **CENTRAL AREA COMMUNITY IMPROVEMENT PLAN: DEVELOPMENT INCENTIVE GRANTS** (File P75CE).

Dealt with under Recommendation PB059-2000 – PB060-2000

F. PUBLIC MEETING ITEMS - INFORMATION REPORTS

- * F 1. Report from R. Nykyforchyn, Development Planner, Planning and Building Department, dated February 28, 2000, re: **INFORMATION REPORT - PROPOSES TO AMEND COMPREHENSIVE ZONING BY-LAW 151-88 - OMNIBUS (HOUSEKEEPING) AMENDMENT - WARD 10** (File G02BR).

PB062-2000 That the report R. Nykyforchyn, Development Planner, Planning and Building Department, dated February 28, 2000, to the Planning and Building Committee meeting of March 6, 2000, re: **INFORMATION REPORT - PROPOSES TO AMEND COMPREHENSIVE ZONING BY-LAW 151-88 - OMNIBUS (HOUSEKEEPING) AMENDMENT - WARD 10** (File G02BR) be received; and

That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

MINUTES
Planning and Building Committee

- * F 2. Report from R. Nykyforchyn, Development Planner, Planning and Building Department, dated February 28, 2000, re: **INFORMATION REPORT - DRAFT PLAN OF PROPOSED SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - PELLIZZARI & OTHERS - WARD 2** (File C1E17.18).

PB063-2000 That the report from R. Nykyforchyn, Development Planner, Planning and Building Department, dated February 28, 2000, to the Planning and Building Committee meeting of March 6, 2000, re: **INFORMATION REPORT - DRAFT PLAN OF PROPOSED SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - PELLIZZARI & OTHERS - WARD 2** (File C1E17.18) be received; and,

That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- * F 3. Report from J. Hardcastle, Development Planner, Planning and Building Department, dated February 22, 2000, re: **INFORMATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - I.F. PROPCO HOLDINGS (ONT.) 13 LTD. - ASBESTOS WORKERS PENSION FUND (1) INC. - UPIC (1) CORPORATION - WARD 2** (File C1W18.4).

PB064-2000 That the report from J. Hardcastle, Development Planner, Planning and Building Department, dated February 22, 2000, to the Planning and Building Committee meeting of March 6, 2000, re: **INFORMATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - I.F. PROPCO HOLDINGS (ONT.) 13 LTD. - ASBESTOS WORKERS PENSION FUND (1) INC. - UPIC (1) CORPORATION - WARD 2** (File C1W18.4) be received; and,

That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- * F 4. Report from J. Hardcastle, Development Planner, Planning and Building Department, dated February 22, 2000, re: **INFORMATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - TEAM THREE - BRAMPTON 4 – 2 WEST LIMITED - WARD 4** (File C1W4.3).

PB065-2000 That the report from J. Hardcastle, Development Planner, Planning and Building Department, dated February 22, 2000, to the Planning and Building Committee meeting of March 6, 2000, re: **INFORMATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - TEAM THREE - BRAMPTON 4 – 2 WEST LIMITED - WARD 4** (File C1W4.3) be received; and,

MINUTES
Planning and Building Committee

That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- * F 5. Report from N. Grady, Development Planner, Planning and Building Department, dated February 25, 2000, re: **INFORMATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - ONTARIO SEED CLEANERS AND DEALERS - WARD 2** (File C1W16.15).

PB066-2000 That the report from N. Grady, Development Planner, Planning and Building Department, dated February 25, 2000, to the Planning and Building Committee meeting of March 6, 2000, re: **INFORMATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - ONTARIO SEED CLEANERS AND DEALERS - WARD 2** (File C1W16.15) be received; and,

That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- * F 6. Report from N. Grady, Development Planner, Planning and Building Department, dated February 25, 2000, re: **INFORMATION REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - SANDRINGHAM PLACE INC. - WARD 10** (File C4E15.2).

PB067-2000 That the report from N. Grady, Development Planner, Planning and Building Department, dated February 25, 2000, to the Planning and Building Committee meeting of March 6, 2000, re: **INFORMATION REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - SANDRINGHAM PLACE INC. - WARD 10** (File C4E15.2) be received; and,

That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a final staff recommendation.

CARRIED

- * F 7. Report from P. Snape, Development Planner, Planning and Building Department, dated February 24, 2000, re: **INFORMATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW AND PROPOSED DRAFT PLAN OF SUBDIVISION - SOMMERS GLEN ESTATES INC. - WARD 10** (File C9E7.6).

PB068-2000 That the report from P. Snape, Development Planner, Planning and Building Department, dated February 24, 2000, to the Planning and Building Committee meeting of March 6, 2000, re: **INFORMATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW AND PROPOSED DRAFT PLAN OF SUBDIVISION - SOMMERS GLEN ESTATES INC. - WARD 10** (File C9E7.6) be received; and,

MINUTES
Planning and Building Committee

That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- * F 8. Report from P. Snape, Development Planner, Planning and Building Department, dated February 24, 2000, re: **INFORMATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW AND PROPOSED DRAFT PLAN OF SUBDIVISION - TUMBRIDGE ESTATES INC. - WARD 10** (File C9E7.5).

PB069-2000 That the report from P. Snape, Development Planner, Planning and Building Department, dated February 24, 2000, to the Planning and Building Committee meeting of March 6, 2000, re: **INFORMATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW AND PROPOSED DRAFT PLAN OF SUBDIVISION - TUMBRIDGE ESTATES INC. - WARD 10** (File C9E7.5) be received; and,

That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- * F 9. Report from P. Snape, Development Planner, Planning and Building Department, dated February 24, 2000, re: **INFORMATION REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - FIRST BRAMTEN DEVELOPMENTS LIMITED - WARD 3** (File T1W15.26).

PB070-2000 That the report from P. Snape, Development Planner, Planning and Building Department, dated February 24, 2000, to the Planning and Building Committee meeting of March 6, 2000, re: **INFORMATION REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - FIRST BRAMTEN DEVELOPMENTS LIMITED - WARD 3** (File T1W15.26) be received; and,

That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- * F 10. Report from N. Grady, Development Planner, Planning and Building Department, dated February 25, 2000, re: **INFORMATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - TAFMAR HOLDINGS LIMITED - WARD 2** (File C2E12.13).

PB071-2000 That the report from N. Grady, Development Planner, Planning and Building Department, dated February 25, 2000, to the Planning and Building Committee meeting of March 6, 2000, re: **INFORMATION REPORT - PROPOSED**

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DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - TAFMAR HOLDINGS LIMITED - WARD 2 (File C2E12.13) be received; and,

That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- * F 11. Report from D. Muirhead, Development Planner, Planning and Building Department, dated February 28, 2000, re: **INFORMATION REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - SPRUCE VALLEY HOMES - WARD 1** (File C2E9.7).

PB072-2000 That the report from D. Muirhead, Development Planner, Planning and Building Department, dated February 28, 2000, to the Planning and Building Committee meeting of March 6, 2000, re: **INFORMATION REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - SPRUCE VALLEY HOMES - WARD 1** (File C2E9.7) be received; and,

That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- * F 12. Report from N. Grady, Development Planner, Planning and Building Department, dated February 25, 2000, re: **INFORMATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - YONGESTAR CUSTOM HOMES INC. - WARD 10**, (File C10E7.4).

PB073-2000 That the report from N. Grady, Development Planner, Planning and Building Department, dated February 25, 2000, to the Planning and Building Committee meeting of March 6, 2000, re: **INFORMATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - YONGESTAR CUSTOM HOMES INC. - WARD 10**, (File C10E7.4) be received; and,

That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- * F 13. Report from D. Muirhead, Development Planner, Planning and Building Department, dated February 28, 2000, re: **INFORMATION REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - CANDEVCON LIMITED - WARD 8** (File C3E2.5).

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PB074-2000 That the report from D. Muirhead, Development Planner, Planning and Building Department, dated February 28, 2000, to the Planning and Building Committee meeting of March 6, 2000, re: **INFORMATION REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - CANDEVCON LIMITED - WARD 8** (File C3E2.5) be received; and,

That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

G. DEVELOPMENT TEAM REPORTS

* G 1. Report from J. Hardcastle, Development Planner, Planning and Building Department, dated February 22, 2000, re: **RECOMMENDATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN - 18 KARAT DEVELOPMENTS INC. - WARD 10** (File C5E12.6).

PB075-2000 That the report from J. Hardcastle, Development Planner, Planning and Building Department, dated February 22, 2000, to the Planning and Building Committee meeting of March 6, 2000, re: **RECOMMENDATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN - 18 KARAT DEVELOPMENTS INC. - WARD 10** (File C5E12.6) be received; and,

That Planning and Building Committee recommend adoption of the above referenced Official Plan Amendment; and,

That Planning and Building Committee recommend approval of the subject applications for Official Plan Amendment and Draft Plan of Subdivision and authorize staff to issue notice of draft plan approval, subject to the following:

- a) any necessary minor red-line revisions to the draft plan identified by staff; and,
- b) all conditions contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning and Building.

CARRIED

H. POLICY PLANNING REPORTS

H 1. Report from S. Hill, Manager, Land Use Policy, Planning and Building Department, dated February 28, 2000, re: **NORTHWEST EXPANSION AREA** (File P25OV).

PB076-2000 That the report from S. Hill, Manager, Land Use Policy, Planning and Building Department, dated February 28, 2000, to the Planning and Building Committee meeting of March 6, 2000, re: **NORTHWEST EXPANSION AREA** (File P25OV) be received; and,

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That staff be directed to proceed with the initiation of background studies for the northwest expansion area, in accordance with the recommended review process set out in the report dated February 28, 2000, in order to evaluate the long term opportunities for development of those Brampton lands currently outside the City's urban boundary; and,

That the three background studies be funded from the Official Plan Review reserve account, subject to the landowners 'front-ending' approximately \$125,000 to that account; and,

That a contract policy planner position be approved in 2000, to be funded from the Official Plan Review reserve account.

CARRIED

I. BUILDING REPORTS - nil

J. URBAN DESIGN AND ZONING REPORTS -nil

K. HERITAGE BOARD MINUTES - nil

L. OTHER BUSINESS

- * L 1. Report from D. Muirhead, Development Planner, Planning and Building Department, dated February 22, 2000, re: **APPEAL BY ANNA FISCARELLI OF THE COMMITTEE OF ADJUSTMENT'S REFUSAL OF MINOR VARIANCE APPLICATION A269/99 - 30 INTERMODAL DRIVE, UNIT 26 - WARD 10** (File G31 A269/99).

PB077-2000 That the report from D. Muirhead, Development Planner, Planning and Building Department, dated February 22, 2000, to the Planning and Building Committee meeting of March 6, 2000, re: **APPEAL BY ANNA FISCARELLI OF THE COMMITTEE OF ADJUSTMENT'S REFUSAL OF MINOR VARIANCE APPLICATION A269/99 - 30 INTERMODAL DRIVE, UNIT 26 - WARD 10** (File G31 A269/99) be received; and,

That City Council direct Planning and Building and Legal Services staff to attend the March 17, 2000 Ontario Municipal Board hearing respecting application A269/99 in support of the Committee of Adjustment's decision to refuse this application.

CARRIED

- * L 2. Report from D. Muirhead, Development Planner, Planning and Building Department, dated February 23, 2000, re: **APPEAL BY JOHN AND JANET BROUSSEAU OF THE COMMITTEE OF ADJUSTMENT'S APPROVAL OF MINOR VARIANCE APPLICATION A273/99 - 24 CRESCENT HILL DRIVE NORTH - WARD 7** (File G31 A273/99).

PB078-2000 That the report from D. Muirhead, Development Planner, Planning and Building Department, dated February 23, 2000, to the Planning and Building Committee meeting of March 6, 2000, re: **APPEAL BY JOHN AND JANET BROUSSEAU OF THE COMMITTEE OF ADJUSTMENT'S APPROVAL OF MINOR**

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VARIANCE APPLICATION A273/99 - 24 CRESCENT HILL DRIVE NORTH - WARD 7 (File G31 A273/99) be received; and,

That City Council direct Planning and Building and Legal Services staff to attend the March 22, 2000 Ontario Municipal Board hearing respecting application A273/99 in support of the Appeal and Planning Staff's recommendations contained in the Staff Report, dated December 21, 1999.

CARRIED

- * L 3. Report from G. Lambright, Development Planner, Planning and Building Department, dated February 22, 2000, re: **APPEAL BY ROBERT PATTERSON AND COLLEEN PATERSON OF THE COMMITTEE OF ADJUSTMENT'S REFUSAL OF MINOR VARIANCE APPLICATION A307/99 - 95 MARTINDALE CRESCENT - WARD 5** (File G31 A307/99).

PB079-2000 That the report from G. Lambright, Development Planner, Planning and Building Department, dated February 22, 2000, to the Planning and Building Committee meeting of March 6, 2000, re: **APPEAL BY ROBERT PATTERSON AND COLLEEN PATERSON OF THE COMMITTEE OF ADJUSTMENT'S REFUSAL OF MINOR VARIANCE APPLICATION A307/99 - 95 MARTINDALE CRESCENT - WARD 5** (File G31 A307/99) be received; and,

That City Council direct Planning and Building and Legal Services staff to attend the March 14, 1999 Ontario Municipal Board hearing respecting application A307/99 in support of the Committee of Adjustment's decision to refuse this application.

CARRIED

- * L 4. Report from G. Lambright, Development Planner, Planning and Building Department, dated February 23, 2000, re: **APPEAL BY JOHN GREGOIRE AND JOYCE GREGOIRE OF THE COMMITTEE OF ADJUSTMENT'S REFUSAL OF MINOR VARIANCE APPLICATION A309/99 - 61 CHADWICK STREET - WARD 4** (File G31 A309/99).

PB080-2000 That the report from G. Lambright, Development Planner, Planning and Building Department, dated February 23, 2000, to the Planning and Building Committee meeting of March 6, 2000, re: **APPEAL BY JOHN GREGOIRE AND JOYCE GREGOIRE OF THE COMMITTEE OF ADJUSTMENT'S REFUSAL OF MINOR VARIANCE APPLICATION A309/99 - 61 CHADWICK STREET - WARD 4** (File G31 A309/99) be received; and,

That City Council direct Planning and Building and Legal Services staff to attend the March 22, 2000 Ontario Municipal Board hearing respecting application A309/00 in support of the Committee of Adjustment's decision to refuse this application.

CARRIED

- * L 5. Report from J. Corbett, Director of Planning & Development Services, Planning and Building Department and A. MacMillan, Commissioner of Works and Transportation, dated March 1, 2000, re: **DOWNTOWN BRAMPTON – EXEMPTION FROM ON-SITE PARKING REQUIREMENT FOR COMMERCIAL DEVELOPMENTS** (File P03PA).

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PB081-2000 That the report from J. Corbett, Director of Planning & Development Services, Planning and Building Department and A. MacMillan, Commissioner of Works and Transportation, dated March 1, 2000, to the Planning and Building Committee meeting of March 6, 2000, re: **DOWNTOWN BRAMPTON – EXEMPTION FROM ON-SITE PARKING REQUIREMENT FOR COMMERCIAL DEVELOPMENTS** (File P03PA) be received; and,

That a public meeting be convened in accordance with City Council's procedures; and,

That prior to the enactment of the implementing by-law, staff be directed to report back to Planning and Building Committee with respect to the financial implications of exempting downtown development from cash-in-lieu of parking requirements.

CARRIED

L 6. Discussion re: **CN RAIL - SHUNTING OPERATION IN NORTHWEST BRAMPTON**

Discussion took place regarding information that was received by constituents that CN Rail is looking for land to locate a shunting operation in the northwest sector of Brampton.

Direction was given to Planning staff to have the initial report, written in the fall of 1999, re: CN Rail locating in the northwest sector of Brampton available for the Council meeting of March 8, 2000.

PB082-2000 That the following resolution be presented to Council in open session at the March 8, 2000 meeting:

“That staff inform CN Rail that the City of Brampton does not support the terminal in the Northwest area of Brampton”; and,

That a copy of this resolution be sent to the M.P.'s and M.P.P.'s accordingly.

CARRIED

M. **QUESTION PERIOD** - nil

N. **CLOSED MEETING** - nil

O. **ADJOURNMENT**

PB083-2000 That the Planning & Building Committee do now adjourn to meet again on Monday, March 20, 2000 at 1:00 p.m. or at the call of the Chair.

CARRIED

APRIL 3, 2000

**7:00 P.M. – REGULAR MEETING
COUNCIL CHAMBERS - 4TH FLOOR**

PRESENT:

City Councillor G. Gibson (Chair)
Regional Councillor P. Palleschi (Vice-Chair)
Regional Councillor G. Miles
City Councillor B. Hunter
City Councillor L. Jeffrey
City Councillor R. Callahan
City Councillor S. DiMarco
City Councillor J. Hutton
City Councillor B. Cowie
City Councillor P. Richards
City Councillor D. Metzak
City Councillor J. Sprovieri
City Councillor S. Hames

ABSENT:

Regional Councillor R. Begley (vacation)
Regional Councillor L. Bissell
Regional Councillor S. Fennell (vacation)

STAFF PRESENT:

L. V. McCool, City Manager
J. Marshall, Commissioner of Planning & Building
J. Corbett, Director, Development Services, Planning & Building
C. Connor, Director of Real Estate Services, Legal Services and
Corporation Counsel
R. Bino, Manager of Development Services, Works &
Transportation
K. Walsh, Director Facility Development & Property Management,
Community Services
K. Zammit, Deputy City Clerk/Manager of Administration, Legal
Services
K. MacCollum, Legislative Co-ordinator, Legal Services

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The meeting was called to order at 7:05 p.m.

Committee recessed at 8:45 p.m. – reconvened at 9:00 p.m.

Committee adjourned at 12:03 a.m. April 4, 2000

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

ITEM	RECOMMENDATION
A.	PB084-2000 APPROVAL OF AGENDA
E 1.	PB085-2000 INFORMATION REPORT - HOUSEKEEPING ZONING AMENDMENT - GUGLIETTI BROTHERS INVESTMENTS LTD. - WARD 6 (File C2W14.1).
E 2.	PB086-2000 APPLICATION TO AMEND THE ZONING BY-LAW - JAMIAT-UL-ANSAR OF BRAMPTON (QAZI MUNICIPAL ENGINEERING & COMPUTER MODELLING LTD.) - WARD 2 (File C1E11.14).
E 3.	PB087-2000 APPLICATION TO AMEND THE ZONING BY-LAW - BRAMPTON PENTECOSTAL CHURCH - WARD 10 (File C8E7.2).
E 4.	PB088-2000 PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - GINO IACOUCCI - WARD 2 (File C1E17.19).
E 5.	PB089-2000 APPLICATION TO AMEND THE ZONING BY-LAW - KUYVENHOVEN GREENHOUSES INC. - WARD 6 (File C6W6.6).
E 6.	PB090-2000 APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - MARAWA CONSTRUCTION - WARD 10 (File C3E14.5)
E 7.	PB091-2000 PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - SANDRINGHAM PLACE INC. (NEIGHBOURHOOD 502 – STAGE 1) - WARD 10 (File C6E12.6(a)).
E 8.	PB092-2000 PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - SANDRINGHAM PLACE INC. (NEIGHBOURHOOD 502 – STAGE 2) - WARD 10 (File C6E12.6(b)).
E 9.	PB093-2000 DRAFT PLAN OF PROPOSED SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - TORNORTH HOLDINGS LTD. - WARD 11 (File C6E10.3).

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E 10.	PB094-2000	APPLICATION TO AMEND THE ZONING BY-LAW - DOWNTOWN BRAMPTON - EXEMPTION FROM ON-SITE PARKING REQUIREMENTS FOR COMMERCIAL DEVELOPMENTS (File PO3 PA).
E 11.	PB095-2000	PROPOSED MODIFICATIONS TO THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN – CENTRAL AREA DEVELOPMENT INCENTIVE PROGRAMS (File P75CE).
F 1.	PB096-2000	CASTLEMORE GOLF AND COUNTRY CLUB (File C9E6.4).
F 2.	PB097-2000	MASONRY WALL – DISCOVERY SUBDIVISION, PHASE II – DRAFT PLAN 21T-98029B – WEST SIDE OF GREAT LAKES DRIVE, NORTH OF TRINITY COMMONS COMMERCIAL SITE (File C3E12.8/B44).
F 3.	PB098-2000 PB099-2000	GROUP HOMES, LODGING HOUSES AND SUPPORTIVE LODGING HOUSES (File C51/G27/W95).
G 1.	PB096-2000	CASTLEMORE GOLF COURSE (File C9E6.4).
*	H 1.	PB100-2000 RECOMMENDATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – I.F. PROPCO HOLDINGS (ONT.) 13 LTD. – ASBESTOS WORKERS PENSION FUND (1) INC. – UPIC (1) CORPORATION – NORTHWEST CORNER OF MAYFIELD ROAD AND HURONTARIO STREET - WARD 2 (File C1W18.4).
*	H 2.	PB101-2000 RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – CANDEVCON LIMITED – 284 ORENDA ROAD – WARD 8 (File C3E2.5).
*	H 3.	PB102-2000 RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – SPRUCE VALLEY HOMES – 428 RUTHERFORD ROAD NORTH – WARD 1 (File C2E9.7).
*	H 4.	PB103-2000 RECOMMENDATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – TEAM THREE – BRAMPTON 4-2 WEST LIMITED – EAST OF CHINGUACOUSY ROAD, NORTH OF STEELES AVENUE WEST – WARD 4 (File C2W4.3).
*	I 1.	PB104-2000 DEMOLITION PERMIT APPLICATION - 10078 MCLAUGHLIN ROAD (ROWNTREE FARM) (File G33)
	I 2.	PB105-2000 PROPOSED YORK REGION OFFICIAL PLAN AMENDMENT NO. 19 – WEST VAUGHAN EMPLOYMENT AREA EXPANSION (File P28Y0).
*	I 3.	PB106-2000 DEMOLITION CONTROL BY-LAW PROCESS (File G33).
	K 1.	PB097-2000 MASONRY WALL – DISCOVERY SUBDIVISION, PHASE

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**II – DRAFT PLAN 21T-98029B – WEST SIDE OF GREAT
LAKES DRIVE, NORTH OF TRINITY COMMONS
COMMERCIAL SITE** (File C3E12.8/B44).

- | | | | |
|---|------|--------------------------|--|
| * | L 1. | PB107-2000 | HERITAGE BOARD MINUTES – MARCH 23, 2000 |
| * | M 1. | PB108-2000 | PROPOSED CN INTERMODAL TERMINAL (File G60). |
| | M 2. | PB098-2000
PB099-2000 | GROUP HOMES, LODGING HOUSES AND SUPPORTIVE
LODGING HOUSES |
| | P. | PB109-2000 | ADJOURNMENT |

City Councillor Gibson, Chair

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A. APPROVAL OF AGENDA

PB084-2000 That the Agenda for the Planning & Building Committee Meeting dated April 3, 2000, be approved as amended:

- F 3. Delegations re: **GROUP HOMES, LODGING HOUSES AND SUPPORTIVE LODGING HOUSES** (File C51/G27/W95) (See Other Business Item M 2)
4. Kathleen Knight, 3 Crescent Hill Drive
5. Carmen Gill
6. Richard Haalboom, Christian Horizons
7. Jim Triantafilou, Executive Director of Brampton Caledon Community Living

CARRIED

B. CONFLICTS OF INTEREST - nil

C. CONSENT

- * The following items listed with an asterisk (*) are considered to be routine and non-controversial by the Committee and will be approved at one time. There will be no separate discussion of these items unless a Committee Member requests it, in which case the item will not be consented to and will be considered in the normal sequence of the agenda.

(H1, H2, H3, H4, I 1, I 3, L1, M1)

D. PUBLIC MEETING DELEGATIONS

E. PUBLIC MEETING INFORMATION REPORTS

The Public Meeting portion of the meeting commenced at 7:06 p.m.

- E 1. Report from N. Grady, Development Planner, Planning and Building Department, dated March 20, 2000, re: **INFORMATION REPORT - HOUSEKEEPING ZONING AMENDMENT - GUGLIETTI BROTHERS INVESTMENTS LTD. - WARD 6** (File C2W14.1).

To add zoning designations for Semi-Detached and Street Townhouses that had been inadvertently excluded from approved Zoning By-law 261-99 implementing the draft approved plan.

No members of the public addressed Committee.

PB085-2000 That the report from N. Grady, Development Planner, Planning and Building Department, dated March 20, 2000, to the Planning and Building Committee meeting of April 3, 2000, re: **INFORMATION REPORT - HOUSEKEEPING ZONING AMENDMENT - GUGLIETTI BROTHERS INVESTMENTS LTD. - WARD 6** (File C2W14.1) be received; and,

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That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- E 2. Report from N. Grady, Development Planner, Planning and Building Department, dated March 23, 2000, re: **APPLICATION TO AMEND THE ZONING BY-LAW - JAMIAT-UL-ANSAR OF BRAMPTON (QAZI MUNICIPAL ENGINEERING & COMPUTER MODELLING LTD.) - WARD 2** (File C1E11.14).

To permit the development of a minimum of 14 street townhouse dwelling units on lands located at the northeast corner of Sunforest Drive and Bovaird Drive.

No members of the public addressed Committee.

- PB086-2000 That the report from N. Grady, Development Planner, Planning and Building Department, dated March 23, 2000, to the Planning and Building Committee meeting of April 3, 2000, re: **APPLICATION TO AMEND THE ZONING BY-LAW - JAMIAT-UL-ANSAR OF BRAMPTON (QAZI MUNICIPAL ENGINEERING & COMPUTER MODELLING LTD.) - WARD 2** (File C1E11.14) be received; and,

That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- E 3. Report from T. Goodeve, Development Planner, Planning and Building Department, dated March 16, 2000, re: **APPLICATION TO AMEND THE ZONING BY-LAW - BRAMPTON PENTECOSTAL CHURCH - WARD 10** (File C8E7.2).

To permit the development of a nursing home, open space and park purposes on property located on the east-side of Goreway Drive, north of Highway No. 7.

No members of the public addressed Committee.

- PB087-2000 That the report from T. Goodeve, Development Planner, Planning and Building Department, dated March 16, 2000, to the Planning Committee meeting of April 3, 2000, re: **APPLICATION TO AMEND THE ZONING BY-LAW - BRAMPTON PENTECOSTAL CHURCH - WARD 10** (File C8E7.2) be received; and,

That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

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- E 4. Report from J. Hardcastle, Development Planner, Planning and Building Department, dated March 15, 2000, re: **PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - GINO IACOUCCI - WARD 2** (File C1E17.19).

To permit the development of 23 large lot single family residential dwelling units on property located on the southeast corner of Mayfield Road and Colonel Bertram Road.

No members of the public addressed Committee.

- PB088-2000 That the report from J. Hardcastle, Development Planner, Planning and Building Department, dated March 15, 2000, to the Planning and Building Committee meeting of April 3, 2000, re: **PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - GINO IACOUCCI - WARD 2** (File C1E17.19) be received; and,

That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- E 5. Report from J. Hardcastle, Development Planner, Planning and Building Department, dated March 15, 2000, re: **APPLICATION TO AMEND THE ZONING BY-LAW - KUYVENHOVEN GREENHOUSES INC. - WARD 6** (File C6W6.6).

To permit an accessory dwelling unit and expansion of the greenhouse on property located on the east side of Brown's Lane, municipally known as 59 Brown's Lane.

No members of the public addressed Committee.

- PB089-2000 That the report from J. Hardcastle, Development Planner, Planning and Building Department, dated March 15, 2000, to the Planning and Building Committee meeting of April 3, 2000, re: **APPLICATION TO AMEND THE ZONING BY-LAW - KUYVENHOVEN GREENHOUSES INC. - WARD 6** (File C6W6.6) be received; and,

That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- E 6. Report from J. Hardcastle, Development Planner, Planning and Building Department, dated March 15, 2000, re: **APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - MARAWA CONSTRUCTION - WARD 10** (File C3E14.5).

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To permit the construction of a Boy Scout Club House on lands located on the east side of Heart Lake Road, approximately 170 metres south of Countryside Drive.

No members of the public addressed Committee.

PB090-2000 That the report from J. Hardcastle, Development Planner, Planning and Building Department, dated March 15, 2000, to the Planning and Building Committee meeting of April 3, 2000, re: **APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - MARAWA CONSTRUCTION - WARD 10** (File C3E14.5) be received; and,

That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

E 7. Report from K. Ash, Supervisor of Information Services and Land Development, Planning and Building Department, dated March 20, 2000, re: **PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - SANDRINGHAM PLACE INC. (NEIGHBOURHOOD 502 – STAGE 1) - WARD 10** (File C6E12.6(a)).

To facilitate the development of the land for 400 single family detached lots, a storm water management pond, 3 valleyland blocks and a 6 m buffer on lands located on the west side of Airport Road, north of Bovaird Drive.

No members of the public addressed Committee.

PB091-2000 That the report from K. Ash, Supervisor of Information Services and Land Development, Planning and Building Department, dated March 20, 2000, to the Planning and Building Committee meeting of April 3, 2000, re: **PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - SANDRINGHAM PLACE INC. (NEIGHBOURHOOD 502 – STAGE 1) - WARD 10** (File C6E12.6(a)) be received; and,

That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

E 8. Report from K. Ash, Supervisor of Information Services and Land Development, Planning and Building Department, dated March 21, 2000, re: **PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - SANDRINGHAM PLACE INC. (NEIGHBOURHOOD 502 – STAGE 2) - WARD 10** (File C6E12.6(b)).

To facilitate the development of the land for 550 dwelling units, including single family detached lots, semi detached lots and townhouse blocks, a storm water

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management block, a commercial block, 3 buffer blocks, 2 school sites, a parkette, a link park, an open space block, 2 future development blocks and road widenings, on lands located between Torbram Road and Airport Road, north of Bovaird Drive.

The following members of the public addressed Committee:

- (a) Mr. John Manerus
- (b) Mr. Chris Andree

K. Ash, Supervisor of Information Services and Land Development, Planning and Building Department gave a presentation, to explain the application. Mr. John Manerus, area resident, asked for clarification on the commercial block. Staff confirmed that the commercial block is larger than what was originally planned. Mr. Chris Andree, area resident, voiced his concern on the placement of the high school complex and playing fields. He is concerned with increased traffic in the area of the elementary schools. Staff stated that the placement of the high school complex is not finalized at this time.

PB092-2000 That the report from K. Ash, , Supervisor of Information Services and Land Development, Planning and Building Department, dated March 21, 2000, to the Planning and Building Committee meeting of April 3, 2000, re: **PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - SANDRINGHAM PLACE INC. (NEIGHBOURHOOD 502 – STAGE 2) - WARD 10** (File C6E12.6(b)) be received; and,

That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- E 9. Report from P. Snape, Development Planner, Planning and Building Department, dated March 22, 2000, re: **DRAFT PLAN OF PROPOSED SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - TORNORTH HOLDINGS LTD. - WARD 11** (File C6E10.3).

To permit the development of 430 residential units, open space, commercial use and industrial use on lands located south of Bovaird Drive, east of Torbram Road.

The following members of the public addressed Committee:

- (a) Mr. Doug Brydon
- (b) Mr. Neil Davis

Mr. P. Snape, Development Planner, Planning and Building Department gave a presentation to explain the application. Mr. Doug Brydon, representing Rector Foods, informed committee that his client has no objection to the use of the property, but wanted to ensure that a berm would be built to protect the residents from the development. Mr. Neil Davis, representing McKinlay Transport, informed committee that his client objects to the revised plan, stating that there will be further discussions with the proponent and staff

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PB093-2000 That the report from P. Snape, Development Planner, Planning and Building Department, dated March 22, 2000, to the Planning and Building Committee meeting of April 3, 2000, re: **DRAFT PLAN OF PROPOSED SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - TORNORTH HOLDINGS LTD. - WARD 11** (File C6E10.3) be received; and,

That staff is directed to report back to Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

E 10. Report from J. Corbett, Director, Planning and Development Services, Planning and Building Department, dated March 24, 2000, re: **APPLICATION TO AMEND THE ZONING BY-LAW - DOWNTOWN BRAMPTON - EXEMPTION FROM ON-SITE PARKING REQUIREMENTS FOR COMMERCIAL DEVELOPMENTS** (File PO3 PA).

To renew an exemption from the provision of providing on-site parking requirements for commercial development, or providing a cash-in-lieu payment thereof within a defined area of Downtown Brampton.

The following members of the public addressed Committee.

- (a) Mr. D. Haynes
- (b) Mr. J. Harley

J. Corbett, Director, Planning and Development Services, Planning and Building Department gave a presentation to explain the application. Mr. D. Haynes, local business owner, spoke in favour of the application and would like to see the exemption be extended for 3 years. Mr. Joe Harley, local business representative, also spoke in favour of the application and requested that the exemption match the time frame for the 3 hours of free parking currently offered at city owned parking garages.

PB094-2000 That the report from J. Corbett, Director, Planning and Development Services, Planning and Building Department, dated March 24, 2000, to the Planning and Building Committee meeting of April 3, 2000, re: **APPLICATION TO AMEND THE ZONING BY-LAW - DOWNTOWN BRAMPTON - EXEMPTION FROM ON-SITE PARKING REQUIREMENTS FOR COMMERCIAL DEVELOPMENTS** (File PO3 PA) be received; and,

That staff is directed to report back to Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

E 11. Report from J. Marshall, Commissioner of Planning and Building, Planning and Building Department, dated March 24, 2000, re: **PROPOSED MODIFICATIONS**

**TO THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN –
CENTRAL AREA DEVELOPMENT INCENTIVE PROGRAMS (File P75CE).**

To establish a new incentive program intended to promote redevelopment in the Central Area of the City and to further review the development incentive program and other sections of the Community Improvement Plan.

Mr. J. Marshall, Commissioner of Planning and Building gave a presentation to explain the purpose of the incentive program noting that it must be approved by the Ministry of Municipal Affairs and Housing. Several residents of Jessie Street voiced their concerns regarding redevelopment of the western part of Queen Street West. It was explained to the residents that this program is to give incentives to developers to rejuvenate the Central Area. Richard Prouse, Downtown Business Association, Heather Picken, Board of Trade, spoke in favour of the incentive programs and thanked staff for their efforts in this regard. Mr. Richard Evans, CVC Insurance questioned whether or not the programs would be retroactive for owners that have improved the facades of downtown buildings. John Marshall answered that the program would only be retroactive for the Belvedere as per conditions in their site plan agreement. Mr. Neil Davis, representing The Belvedere Condominium, also spoke in favour of the incentive programs and asked for clarification on the repayment plan for the Belvedere.

PB095-2000 That the report from J. Marshall, Commissioner of Planning and Building, Planning and Building Department, dated March 24, 2000, to the Planning and Building Committee meeting of April 3, 2000, re: **PROPOSED MODIFICATIONS TO THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN – CENTRAL AREA DEVELOPMENT INCENTIVE PROGRAMS (File P75CE)** be received.

CARRIED

The Public Meeting portion of the meeting adjourned at 8:45 p.m.

F. DELEGATIONS

F 1. Delegations re: **CASTLEMORE GOLF AND COUNTRY CLUB (File C9E6.4).**

1. Mr. James Drozdiak
2. Mr. Herb Ciceri
3. Mr. Giancarlo Ongaro

Mr. James Drozdiak spoke on behalf of the future residents of the area. He informed committee that people have purchased homes in this area based on the marketing efforts of the builder, advertising homes backing onto a golf course and having natural green space in the area. The residents requested a report as to the future uses of the golf course. Staff answered questions regarding applications for redevelopment, of which there are none at this time. Inquiries were also made regarding protection of conservation lands. John Marshall replied that there is protections in place for conservation lands, but valleylands that are owned by developers do not have the same protections as conservation lands.

Item G1 was brought forward and dealt with at this time.

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PB096-2000 That the delegations to the Planning and Building Committee meeting of April 3, 2000, re: **CASTLEMORE GOLF AND COUNTRY CLUB** (File C9E6.4) be received.

1. Mr. James Drozdiak
2. Mr. Herb Ciceri
3. Mr. Giancarlo Ongaro

That the Community Services Department in conjunction with the Planning and Building Department bring a report to the Planning and Building Committee responding to the concerns of the Castlemore Golf Course Residential Community with respect to the potential of future residential development on the Castlemore Golf Course, with the objective of an agreement that is acceptable to all parties.

CARRIED

F 2. Mr. Bruno Nazzicone, Landcrest Development Management Inc., re: **MASONRY WALL – DISCOVERY SUBDIVISION, PHASE II – DRAFT PLAN 21T-98029B – WEST SIDE OF GREAT LAKES DRIVE, NORTH OF TRINITY COMMONS COMMERCIAL SITE** (File C3E12.8/B44).

Mr. Bruno Nazzicone, Landcrest Development Management Inc., appeared before committee to request that permission be granted to erect a concrete noise wall as an alternative to the masonry wall required by city policy. Discussion took place regarding types of materials being used and who is responsible for the installation and maintenance of the noise barrier.

Item K1 was brought forward and dealt with at this time.

PB097-2000 That the delegation of Mr. Bruno Nazzicone, Landcrest Development Management Inc., to the Planning and Building Committee meeting of April 3, 2000, re: **MASONRY WALL – DISCOVERY SUBDIVISION, PHASE II – DRAFT PLAN 21T-98029B – WEST SIDE OF GREAT LAKES DRIVE, NORTH OF TRINITY COMMONS COMMERCIAL SITE** (File C3E12.8/B44) be received.

That the issue of building materials for noise barriers re: **MASONRY WALL – DISCOVERY SUBDIVISION, PHASE II – DRAFT PLAN 21T-98029B – WEST SIDE OF GREAT LAKES DRIVE, NORTH OF TRINITY COMMONS COMMERCIAL SITE** (File C3E12.8/B44) be referred to the Civic Design Team meeting of April 5, 2000.

CARRIED

F 3. Delegations re: **GROUP HOMES, LODGING HOUSES AND SUPPORTIVE LODGING HOUSES** (File C51/G27/W95).

1. Mr. Mario Deo, re Proposed Supportive Lodging House – 16 Julian Drive
2. Ms. Joyce Fenuta, re Proposed Supportive Lodging House – 16 Julian Drive
3. Mr. John Heuther, Children's Aid Society, re Interim Control By-law
4. Kathleen Knight, Proposed Supportive Lodging House - 3 Crescent Hill Drive
5. Carmen Gill
6. Richard Haalboom, Christian Horizons

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7. Jim Triantafilou, Executive Director of Brampton Caledon Community Living

Mr. Mario Deo and Ms. Joyce Fenuta, spoke in favour of an Interim Control By-law. Mr. John Heuther, Ms. Kathleen Knight, Mr. Carmen Gill, Mr. Richard Haalboom and Mr. Jim Triantafilou spoke against the implementation of an Interim Control By-law. Correspondence was submitted by Ms. Joyce Fenuta and Mr. Haalboom stating their concerns.

Item M2 was brought forward and dealt with at this time.

PB098-2000

That the delegations to the Planning and Building Committee meeting of April 3, 2000, re: **GROUP HOMES, LODGING HOUSES AND SUPPORTIVE LODGING HOUSES** (File C51/G27/W95) be received; and,

4. Mr. Mario Deo, re Proposed Supportive Lodging House – 16 Julian Drive
5. Ms. Joyce Fenuta, re Proposed Supportive Lodging House – 16 Julian Drive
6. Mr. John Heuther, Children's Aid Society, re Interim Control By-law
4. Kathleen Knight, 3 Crescent Hill Drive
5. Carmen Gill
6. Richard Haalboom, Christian Horizons
7. Jim Triantafilou, Executive Director of Brampton Caledon Community Living

That the correspondence from Ms. Joyce Fenuta, dated March 28, 2000, and the correspondence from Mr. R. Haalboom, dated April 3, 2000, to the Planning and Building Committee meeting of April 3, 2000, re: **GROUP HOMES, LODGING HOUSES AND SUPPORTIVE LODGING HOUSES** (File C51/G27/W95) be received.

That the report from J. Atwood-Petkovski, Director of Enforcement and Corporation Counsel, Legal Services and S. Hill, Manager of Land Use Policy, Planning and Building Department, dated March 24, 2000, to the Planning and Building Committee meeting of April 3, 2000, re: **INTERIM CONTROL BY-LAW FOR GROUP HOMES, LODGING HOUSES AND SUPPORTIVE LODGING HOUSES** (File C51/G27/W95) be received; and,

That the report from J. Atwood-Petkovski, Director of Enforcement and Corporation Counsel, Legal Services and S. Hill, Manager of Land Use Policy, Planning and Building Department, dated March 29, 2000, to the Planning and Building Committee meeting of April 3, 2000, re: **SUPPLEMENTARY REPORT - INTERIM CONTROL BY-LAW FOR GROUP HOMES, LODGING HOUSES AND SUPPORTIVE LODGING HOUSES** (File C51/G27/W95) be received.

CARRIED

The following motion was introduced.

PB099-2000

Whereas the City of Brampton currently has a total of 62 Group Homes, Lodging Houses and Supportive houses and;

Whereas there are currently nine applications for Group Homes and Supportive Lodging Houses and;

Whereas a review on residential care facilities in the City of Brampton was begun in January 2000, and the City's Group Home Task Force are of the opinion that there is

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a pressing need by the City of Brampton to take steps to ensure that residential care facilities, particularly those located within residential neighbourhoods, are appropriately regulated;

Therefore be it resolved:

1. That an Interim Control By-Law for Group Homes, Lodging Houses and Supportive Lodging Houses be enacted for a period of one year for the purpose of allowing staff to address the following concerns:
 - Concern with the relative roles and responsibilities of the Province and the City in maintaining standards of operation in accordance with licensing legislation, on a consistent basis, including withholding or revoking licenses if necessary.
 - Concern that a disproportionate share of residential care facilities are locating in Brampton, relative to other municipalities.
 - Concern that Brampton is experiencing an unusually high volume of inquiries and applications for group homes and supportive lodging houses.
 - Concern that the Ministries of Community and Social Services and the Solicitor General should consider harmonizing their legislation to provide a clearer understanding of expectations for the provision of fire safety through the Ontario Fire Code.
 - Concern regarding the apparent use of foster homes as an alternative to group homes; and,
2. Where an application for a Group Home, Lodging House or Supportive Lodging House has been submitted but has not been registered or licensed by the City as of the date of the passing of the Interim Control By-Law, the applicant may request that their application be presented first to Planning and Building Committee and then by Council to be considered for exemption from the Interim Control By-Law.

CARRIED

G. DEFERRED/REFERRED ITEMS

- G 1. **CASTLEMORE GOLF COURSE** (File C9E6.4).

Dealt with under Recommendation PB096-2000

H. DEVELOPMENT TEAM REPORTS

- * H 1. Report from J. Hardcastle, Development Planner, Planning and Building Department, dated March 9, 2000, re: **RECOMMENDATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – I.F. PROPCO HOLDINGS (ONT.) 13 LTD. – ASBESTOS WORKERS PENSION FUND (1) INC. – UPIC (1) CORPORATION – NORTHWEST CORNER OF MAYFIELD ROAD AND HURONTARIO STREET - WARD 2** (File C1W18.4).

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PB100-2000 That the report from J. Hardcastle, Development Planner, Planning and Building Department, dated March 9, 2000, to the Planning and Building Committee meeting of April 3, 2000, re: **RECOMMENDATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – I.F. PROPCO HOLDINGS (ONT.) 13 LTD. – ASBESTOS WORKERS PENSION FUND (1) INC. – UPIC (1) CORPORATION – NORTHWEST CORNER OF MAYFIELD ROAD AND HURONTARIO STREET - WARD 2** (File C1W18.4) be received; and,

That Planning and Building Committee recommend approval of the subject application for Draft Plan of Subdivision and authorize staff to issue notice of draft plan approval, subject to the following conditions:

- a) any necessary minor red-line revisions to the draft plan identified by staff; and
- b) all conditions contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning and Building.

CARRIED

* H 2. Report from D. Muirhead, Development Planner, Planning and Building Department, dated March 17, 2000, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – CANDEVCON LIMITED – 284 ORENDA ROAD – WARD 8** (File C3E2.5).

PB101-2000 That the report from D. Muirhead, Development Planner, Planning and Building Department, dated March 17, 2000, to the Planning and Building Committee meeting of April 3, 2000, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – CANDEVCON LIMITED – 284 ORENDA ROAD – WARD 8** (File C3E2.5) be received; and,

That the application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following:

- 1. The Official Plan Amendment shall amend The Brampton West Industrial Secondary Plan to add a site specific policy provision to allow the subject property to be used for both industrial and limited commercial purposes with a maximum gross floor area for all buildings established and the maximum gross commercial floor area of an individual accessory retail outlet also established.
- 2. The site specific zoning by-law shall contain the following:
 - a) the subject lands shall be zoned with a site specific Industrial One (M1A) Zone category which shall permit the following uses:
 - (1) industrial, non-industrial and accessory purposes permitted by the M1A Zone;
 - (2) a retail outlet having no outside storage as an accessory use subject to the requirements as set out in Section (b) (9); and,

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- (3) one takeout restaurant, with no seats, and one dining room restaurant or standard restaurant.
- b) shall also be subject to the following requirements and restrictions:
 - (1) The maximum gross floor area for all buildings shall not exceed 4686 square metres.
 - (2) The maximum gross floor area of a take out restaurant shall not exceed 93 square metres.
 - (3) The maximum floor area of a dining room restaurant or standard restaurant shall not exceed 140 square metres.
 - (4) Minimum Lot Area: 1.1 hectares
 - (5) Minimum Front Yard Depth: 15.2 metres
 - (6) Minimum Interior Side Yard:
 - (a) 7.6 metres on the east side yard;
 - (b) 12.1 metres on the west side yard
 - (7) Maximum Building Height: 2 storeys
 - (8) Minimum Landscaped Open Space:
 - Front Yard: A minimum 6.2 metre wide landscaped open space area, except at approved driveway locations, shall be provided in the front yard.
 - Side Yard: None required.
 - (9) the maximum gross commercial floor area of a retail outlet involved in the retail sale of food and permitted in connection with an industrial use shall not exceed 30% of the total gross industrial floor area of the particular industrial use to a maximum of 703 square metres, whichever is less;

the maximum gross commercial floor area of a retail outlet not involved in the retail sale of food and permitted in connection with an industrial use shall not exceed 45% of the total gross industrial floor area to a maximum of 703 square metres, whichever is less.
- c) shall also be subject to the requirements and restrictions relating to the M1A Zone and all of the general provisions of the by-law which are not in conflict with the ones set out above.

CARRIED

- * H 3. Report from D. Muirhead, Development Planner, Planning and Building Department, dated March 17, 2000, re: **RECOMMENDATION REPORT – APPLICATION**

TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – SPRUCE VALLEY HOMES – 428 RUTHERFORD ROAD NORTH – WARD 1 (File C2E9.7).

PB102-2000 That the report from D. Muirhead, Development Planner, Planning and Building Department, dated March 17, 2000, to the Planning and Building Committee meeting of April 3, 2000, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – SPRUCE VALLEY HOMES – 428 RUTHERFORD ROAD NORTH – WARD 1** (File C2E9.7) be received; and,

That the application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following:

1. The Official Plan Amendment shall amend the Madoc Secondary Plan to add a site specific policy provision to allow the subject property to be used for mixed commercial and residential (apartment) uses.
2. The site specific zoning by-law shall contain the following
 - a) the subject lands shall remain within the site specific “C1-SECTION 197” zone which will be amended to state that the lands designated C1-SECTION 197 on Sheet 44B of Schedule A to this By-law shall only be used for the following purposes:
 - (a) Commercial
 - (1) a retail establishment having no outside storage;
 - (2) a convenience store;
 - (3) a personal service shop;
 - (4) a bank, trust company, finance company;
 - (5) an office;
 - (6) a dry cleaning and laundry distribution station;
 - (7) an animal hospital;
 - (8) purposes accessory to the other permitted purposes.
 - (b) Non-Commercial
 - (1) two apartment dwelling units
 - b) shall also be subject to the following requirements and restrictions:
 - (1) Minimum Lot Width: 31 metres
 - (2) Minimum Lot Area: 1200 square metres
 - (3) Minimum Front Yard Depth: 5.8 metres

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- (4) Minimum Interior Side Yard Width: 7.0 metres
- (5) Minimum Exterior Side Yard Width: 14.1 metres
- (6) Minimum Rear Yard Depth: 14.5 metres
- c) shall also be subject to the requirements and restrictions relating to the C1 Zone and all of the general provisions of the by-law which are not in conflict with the ones set out above.

CARRIED

- * H 4. Report from J. Hardcastle, Development Planner, Planning and Building Department, dated March 15, 2000, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – TEAM THREE – BRAMPTON 4-2 WEST LIMITED – EAST OF CHINGUACOUSY ROAD, NORTH OF STEELES AVENUE WEST – WARD 4** (File C2W4.3).
- PB103-2000 That the report from J. Hardcastle, Development Planner, Planning and Building Department, dated March 15, 2000, to the Planning and Building Committee meeting of April 3, 2000, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – TEAM THREE – BRAMPTON 4-2 WEST LIMITED – EAST OF CHINGUACOUSY ROAD, NORTH OF STEELES AVENUE WEST – WARD 4** (File C2W4.3) be received; and,
- That the application to amend the zoning by-law be approved and staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following condition(s):
1. The site specific amending zoning by-law shall contain the following:
 - A) The lands shall be zoned with a site specific R2A zone category which shall permit the following uses:
 - (1) a semi-detached dwelling;
 - (2) an auxiliary group home; and,
 - (3) purposes accessory to the other permitted purposes
 - B) shall also be subject to the following requirements and restrictions:
 - (1) Minimum Lot Area: 210 square metres per dwelling unit
 - (2) Minimum Lot Width:
 - Interior Lot: 14 metres per lot and 7 metres per dwelling unit
 - Corner Lot: 15.8 metres and 8.8 metres for the dwelling unit closest to the flankage lot line
 - (3) Minimum Lot Depth: 30 metres
 - (4) Minimum Front Yard Depth:
 - 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling
 - (5) Minimum Exterior Side Yard Width

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- 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres
- (6) Minimum Rear Yard Depth:
 - 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum lot area for that particular unit
- (7) Minimum Interior Side Yard Width:
 - 1.2 metres, except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero
- (8) Minimum Landscaped Open Space:
 - 40% of the minimum front yard area and 30% of the minimum front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line
- (9) the following provisions shall apply to garages:
 - (a) the maximum garage door width per dwelling unit shall be 3.1 metres
 - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit
 - (c) the garage door width restriction does not apply to the garage door facing the flankage lot line
 - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot

C) shall also be subject to the requirements and restrictions relating to the R2A zone, and all the general provisions of the by-law which are not in conflict with the ones set out above.

CARRIED

I. POLICY PLANNING REPORTS

* I 1. Report from D. Nicholson, Policy Planner, Planning and Building Department, dated March 17, 2000, re: **DEMOLITION PERMIT APPLICATION - 10078 MCLAUGHLIN ROAD (ROWNTREE FARM)** (File G33)

PB104-2000 That the report from D. Nicholson, Policy Planner, Planning and Building Department, dated March 17, 2000, to the Planning and Building Committee meeting of April 3, 2000, re: **DEMOLITION PERMIT APPLICATION - 10078 MCLAUGHLIN ROAD (ROWNTREE FARM)** (File G33) be received; and

That Council authorize that a demolition permit be issued under Section 33 of the Planning Act for the following property:

10078 McLaughlin Road (House on Rowntree Farm)

CARRIED

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- I 2. Report from B. Winterhalt, Director of Planning Policy and Research, Planning and Building Department and A. Smith, Policy Planner, Planning and Building Department, dated March 27, 2000, re: **PROPOSED YORK REGION OFFICIAL PLAN AMENDMENT NO. 19 – WEST VAUGHAN EMPLOYMENT AREA EXPANSION** (File P28Y0).

PB105-2000 That the report from B. Winterhalt, Director of Planning Policy and Research, Planning and Building Department and A. Smith, Policy Planner, Planning and Building Department, dated March 27, 2000, to the Planning and Building Committee meeting of April 3, 2000, re: **PROPOSED YORK REGION OFFICIAL PLAN AMENDMENT NO. 19 – WEST VAUGHAN EMPLOYMENT AREA EXPANSION** (File P28Y0) be received; and,

That York Region be advised that the City of Brampton position on the proposed York Region Official Plan Amendment No. 19 is that it is premature pending further review of issues related to the planning and transportation infrastructure; and,

That the report dated March 27, 2000, re: **PROPOSED YORK REGION OFFICIAL PLAN AMENDMENT NO. 19 – WEST VAUGHAN EMPLOYMENT AREA EXPANSION** (File P28Y0) be forwarded to the Region of Peel, Region of York, the Town of Caledon and the City of Vaughan for their information.

CARRIED

- * I 3. Report from D. Nicholson, Policy Planner, Planning and Building Department, dated March 24, 2000, re: **DEMOLITION CONTROL BY-LAW PROCESS** (File G33).

PB106-2000 That the report from D. Nicholson, Policy Planner, Planning and Building Department, dated March 24, 2000, to the Planning and Building Committee meeting of April 3, 2000, re: **DEMOLITION CONTROL BY-LAW PROCESS** (File G33) be received; and,

That staff circulate the Demolition Control By-law process to representatives of the development industry.

CARRIED

J. BUILDING REPORTS - NIL

K. URBAN DESIGN AND ZONING REPORTS

- K 1. Report from B. Lee, Director of Urban Design and Zoning, Planning and Building Department, dated March 22, 200, re: **MASONRY WALL – DISCOVERY SUBDIVISION, PHASE II – DRAFT PLAN 21T-98029B – WEST SIDE OF GREAT LAKES DRIVE, NORTH OF TRINITY COMMONS COMMERCIAL SITE** (File C3E12.8/B44).

Dealt with under Recommendation PB097-2000

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L. HERITAGE BOARD MINUTES

* L 1. Heritage Board Minutes – March 23, 2000

PB107-2000 That the Minutes of the **BRAMPTON HERITAGE BOARD** dated March 23, 2000, to the Planning & Building Committee meeting of April 3, 2000, be approved as printed and circulated

CARRIED

The recommendations were approved as follows:

HB032-2000 That the Agenda for the Brampton Heritage Board Meeting dated March 23, 2000, be approved, as amended, to add:

4.1 Delegations re: **DESIGNATION OF HUTTONVILLE AS A HERITAGE DISTRICT** (File G33):

1. Mr. F. Kee, Huttonville Residents' Association, 2257 Embleton Road, Brampton
2. Mr. G. Kee, Huttonville Residents' Association, R.R. #10, Churchville Road, Brampton
3. Mrs. D. Cook, 8832 Creditview Road, Brampton
4. Mr. & Mrs. M. Jarvie, 2072 Embleton Road, Brampton

7.5 Discussion re: **HISTORIC PLAQUE PROGRAM APPLICATIONS** (File G33).

HB033-2000 That the Minutes of the Brampton Heritage Board Meeting of March 1, 2000, to the Brampton Heritage Board Meeting of March 23, 2000, be approved as printed and circulated.

HB034-2000 That the following delegations re: **DESIGNATION OF HUTTONVILLE AS A HERITAGE DISTRICT** (File G33), to the Brampton Heritage Board Meeting of March 23, 2000, be received:

1. Mr. F. Kee, Huttonville Residents' Association, 2257 Embleton Road, Brampton
2. Mr. G. Kee, Huttonville Residents' Association, R.R. #10, Churchville Road, Brampton; and,

That the extract from the City of Brampton's Official Plan, March 1997, outlining general guidelines for the designation of Heritage Conservation Districts, as distributed at the Brampton Heritage Board Meeting of March 23, 2000, by D. Nicholson, Policy and Heritage Planner, Planning and Building Department, be received; and,

That the Brampton Heritage Board supports the residents in their efforts to pursue the designation of Huttonville as a Heritage District and looks forward to being kept aware of their progress and activities.

HB035-2000 That discussion re: **REQUESTS FOR BRAMPTON HERITAGE BOARD PRESENTATIONS/SPEAKERS** (File G33) be **deferred** to the Brampton Heritage Board Meeting of April 20, 2000.

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- HB036-2000 That the verbal report of the **SUB-COMMITTEE RE: ANNUAL MEETING OF THE JOINT LACACS OF PEEL** (File G33), to the Brampton Heritage Board Meeting of March 23, 2000, be received; and,
- That the date for the meeting be established as Friday, September 22, 2000; and,
- That the location for the meeting be established as Bovaird House.
- HB037-2000 That the verbal report from D. Nicholson, Policy and Heritage Planner, Planning and Building Department, to the Brampton Heritage Board Meeting of March 23, 2000, re: **CHURCHVILLE HERITAGE PERMIT HANDBOOK** (File G33) be received.
- HB038-2000 That discussion re: **GOLF COURSE PROPOSAL – CLAIRVILLE CONSERVATION AREA** (File G33) be **deferred** to the Brampton Heritage Board Meeting of April 20, 2000.
- HB039-2000 That City of Brampton staff be reminded to keep the Brampton Heritage Board informed with respect to all proposals received that pertain to properties listed on the Brampton Inventory of Heritage Resources.
- HB040-2000 That the Brampton Heritage Board Newsletter “The Brampton Heritage Times” be revived for a targeted issue date of September 2000; and,
- That each member contribute one item for publication in the newsletter to be submitted not later than the Brampton Heritage Board Meeting of June 22, 2000.
- HB041-2000 That the application to purchase of a plaque under the Brampton Heritage Board’s Historic Plaque Program, from Mrs. Joan Powell, 32 Rosedale Avenue, Brampton, to the Brampton Heritage Board Meeting of March 23, 2000, be approved.
- HB042-2000 That the application to purchase a plaque under the Brampton Heritage Board’s Historic Plaque Program, from Mr. & Mrs. Grdun, 44 David Street, Brampton, to the Brampton Heritage Board Meeting of March 23, 2000, be approved.
- HB043-2000 That the verbal report from D. Nicholson, Policy and Heritage Planner, Planning and Building Department, to the Brampton Heritage Board Meeting of March 23, 2000, re: **DESIGNATION OF CREDITVIEW ROAD BRIDGE – CREDITVIEW RIVER – NORTH OF STEELES – WARD 6** (File G33) be received; and,
- That the extract from the Credit Valley Secondary Plan Built Heritage and Cultural Landscape Analysis, prepared in 1998 by Unterman McPhail Cuming Associates, providing information on the Creditview Road Bridge, distributed by D. Nicholson, Policy and Heritage Planner, Planning and Building Department at the Brampton Heritage Board Meeting of March 23, 2000, be received.
- HB044-2000 That the News Release – Ontario Ministry of Citizenship, Culture and Recreation, dated February 25, 2000, to the Brampton Heritage Board Meeting of March 23, 2000, re: **ONTARIO HERITAGE CHALLENGE FUND** (File G33) be received.
- HB045-2000 That the correspondence from Community Heritage Ontario, undated, to the Brampton Heritage Board Meeting of March 23, 2000, re: **MEMBERSHIP IN COMMUNITY HERITAGE ONTARIO** (File G33) be received.

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Planning and Building Committee

- HB046-2000 That the **MINUTES OF THE FRIENDS OF BOVAIRD HOUSE COMMITTEE MEETING OF FEBRUARY 1, 2000**, to the Brampton Heritage Board Meeting of March 23, 2000, (File G33) be received.
- HB047-2000 That the correspondence from Ms. S. Drummond, Heritage Resource Officer, Town of Caledon, dated March 7, 2000, to the Brampton Heritage Board Meeting of March 23, 2000, re: **NEW HERITAGE RESOURCE OFFICER FOR THE TOWN OF CALEDON** (File G33) be received; and,
- That the Brampton Heritage Board extends congratulations and best wishes to Ms. Drummond in her new role as Heritage Resource Officer for the Town of Caledon.
- HB048-2000 That the correspondence from the Royal Ontario Museum, dated March 2000, to the Brampton Heritage Board Meeting of March 23, 2000, re: **ANNUAL DECORATIVE ARTS SYMPOSIUM – “THE DECORATIVE ARTS OF COLONIAL NORTH AMERICA”, APRIL 27, 28, AND 29, 2000** (File G33) be received.
- HB049-2000 That the correspondence from the Ontario Genealogical Society Halton-Peel Branch, undated, to the Brampton Heritage Board Meeting of March 23, 2000, re: **ONTARIO GENEALOGICAL SOCIETY HALTON-PEEL BRANCH – REGULAR MEETING DATES** (File G33) be received.
- HB050-2000 That the Brampton Heritage Board do now adjourn to meet again on Thursday, April 20, 2000, at 7:00 p.m., or at the call of the Chair.

M. OTHER BUSINESS

- * M 1. Report from C. Connor, Director of Real Estate Services and Corporation Counsel, Legal Services Department, dated March 28, 2000, re: **PROPOSED CN INTERMODAL TERMINAL** (File G60).
- Regional Councillor Palleschi thanked legal staff for the work they had done on the CN Intermodal Terminal proposal. He requested to be invited to any future meetings that may occur on this item. Regional Councillor Palleschi also thanked L.V. McCool, City Manager for his letter to the transportation industry.
- PB108-2000 That the report from C. Connor, Director of Real Estate Services and Corporation Counsel, Legal Services Department, dated March 28, 2000, to the Planning and Building Committee meeting of April 3, 2000, re: **PROPOSED CN INTERMODAL TERMINAL** (File G60) be received.

CARRIED

- M 2. **GROUP HOMES, LODGING HOUSES AND SUPPORTIVE LODGING HOUSES** (File C51/G27/W95).
- (a) Report from J. Atwood-Petkovski, Director of Enforcement and Corporation Counsel, Legal Services Department and S. Hill, Manager of Land Use Policy, Planning and Building Department, dated March 24, 2000, re: **INTERIM CONTROL BY-LAW FOR GROUP HOMES, LODGING HOUSES AND SUPPORTIVE LODGING HOUSES** (File C51/G27/W95)

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This report was referred to this meeting by the Group Homes and Lodging Houses Task Force at its meeting of March 29, 2000.

- (b) Report from J. Atwood-Petkovski, Director of Enforcement and Corporation Counsel, Legal Services Department and S. Hill, Manager of Land Use Policy, Planning and Building Department, dated March 29, 2000, re: **SUPPLEMENTARY REPORT - INTERIM CONTROL BY-LAW FOR GROUP HOMES, LODGING HOUSES AND SUPPORTIVE LODGING HOUSES** (File C51/G27/W95)

Dealt with under Recommendation PB098-2000 – PB099-2000

N. **QUESTION PERIOD** - nil

O. **CLOSED MEETING** - nil

P. **ADJOURNMENT**

PB109-2000 That the Planning & Building Committee do now adjourn to meet again on Monday, April 17, 2000 at 1:00 p.m. or at the call of the Chair.

APRIL 17, 2000

**1:00 P.M. – REGULAR MEETING
COUNCIL CHAMBERS - 4TH FLOOR**

PRESENT:

City Councillor G. Gibson (Chair)
Regional Councillor P. Palleschi (Vice-Chair)
Regional Councillor L. Bissell
Regional Councillor G. Miles
Regional Councillor R. Begley
City Councillor L. Jeffrey
City Councillor S. DiMarco
City Councillor J. Hutton
City Councillor B. Cowie
City Councillor D. Metzak
City Councillor J. Sprovieri
City Councillor S. Hames

ABSENT:

Regional Councillor S. Fennell
City Councillor B. Hunter (vacation)
City Councillor R. Callahan
City Councillor P. Richards (ill)

STAFF PRESENT:

J. Marshall, Commissioner of Planning & Building
C. Connor, Director of Real Estate Services, Legal Services and
Corporation Counsel
R. Bino, Manager of Development Services, Works &
Transportation
B. Smith, Open Space Planner, Community Services
L. Mikulich, City Clerk, Legal Services
K. MacCollum, Legislative Co-ordinator, Legal Services

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The meeting was called to order at 1:04 p.m.

Committee adjourned at 1:15 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

ITEM	RECOMMENDATION
A.	PB110-2000 APPROVAL OF AGENDA
* G 1.	PB111-2000 PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - 773665 ONTARIO LIMITED - WARD 6 (File C3W12.3/21T-98039B).
* G 2.	PB112-2000 HOUSEKEEPING ZONING AMENDMENT - GUGLIETTI BROTHERS INVESTMENTS LIMITED - WARD 6 (File C2W14.1/21T-98028B).
* G 3.	PB113-2000 APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - SANDRINGHAM PLACE INC. - WARD 10 (File C4E15.2).
* G 4.	PB114-2000 OMNIBUS (HOUSEKEEPING) ZONING BY-LAW AMENDMENT - THE CORPORATION OF THE CITY - WARD 10 (File G02BR).
* G 5.	PB115-2000 DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - PELLIZZARI ET. AL. - WARD 2 (File C1E17.18/21T-99004B).
J 1.	PB116-2000 MASONRY WALL - DISCOVERY SUBDIVISION, PHASE II - WARD 2 (File C3E12.8/B44FE).
	PB117-2000 BUILDERS REQUIREMENTS FOR SALES PAVILIONS
O.	PB118-2000 ADJOURNMENT

City Councillor Gibson, Chair

MINUTES
Planning and Building Committee

A. APPROVAL OF AGENDA

PB110-2000 That the Agenda for the Planning & Building Committee Meeting dated April 17, 2000, be approved as printed.

CARRIED

B. CONFLICTS OF INTEREST - nil

C. CONSENT

- * The following items listed with an asterisk (*) are considered to be routine and non-controversial by the Committee and will be approved at one time. There will be no separate discussion of these items unless a Committee Member requests it, in which case the item will not be consented to and will be considered in the normal sequence of the agenda.

(G1, G2, G3, G4, G5)

D. DELEGATIONS

E. DEFERRED/REFERRED ITEMS

F. PUBLIC MEETING REPORTS - nil

G. DEVELOPMENT TEAM REPORTS

- * G 1. Report from K. Ash, Manager of Development Services, Planning and Building Department, dated April 10, 2000, re: **PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - 773665 ONTARIO LIMITED - WARD 6** (File C3W12.3/21T-98039B).

PB111-2000 That the report from K. Ash, Manager of Development Services, Planning and Building Department, dated April 10, 2000, to the Planning and Building Committee meeting of April 17, 2000, re: **PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - 773665 ONTARIO LIMITED - WARD 6** (File C3W12.3/21T-98039B) be received; and,

That prior to the issuance of draft plan approval, the applicant shall prepare a preliminary display map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Community Information Maps; and,

That Planning and Building Committee recommend approval of the subject application and staff be authorized to issue the notice of draft plan approval, subject to the following:

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1. any necessary red-line revisions to the draft plan identified by staff; and,
2. all conditions contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivisions, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning and Building.

CARRIED

- * G 2. Report from N. Grady, Development Planner, Planning and Building Department, dated April 6, 2000, re: **HOUSEKEEPING ZONING AMENDMENT - GUGLIETTI BROTHERS INVESTMENTS LIMITED - WARD 6** (File C2W14.1/21T-98028B).

PB112-2000 That the report N. Grady, Development Planner, Planning and Building Department, dated April 6, 2000, to the Planning and Building Committee meeting of April 17, 2000, re: **HOUSEKEEPING ZONING AMENDMENT - GUGLIETTI BROTHERS INVESTMENTS LIMITED - WARD 6** (File C2W14.1/21T-98028B) be received; and,

That staff be directed to submit the housekeeping amending zoning by-law to City Council for enactment.

CARRIED

- * G 3. Report from N. Grady, Development Planner, Planning and Building Department, dated April 5, 2000, re: **APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - SANDRINGHAM PLACE INC. - WARD 10** (File C4E15.2).

PB113-2000 That the report from N. Grady, Development Planner, Planning and Building Department, dated April 5, 2000, to the Planning and Building Committee meeting of April 17, 2000, re: **APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - SANDRINGHAM PLACE INC. - WARD 10** (File C4E15.2) be received; and,

That the application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:

1. The Official Plan Amendment shall amend the Sandringham-Wellington Secondary Plan land use schedule to:
 - (a) add a symbolic “Separate High School” and “Institutional (Church)” designation in accordance with Map 1 of this report;
 - (b) delete the “Medium Density Residential” designation located on the south side of the first designated collector road that is south of Countryside Drive on the east side of Dixie Road
 - (c) delete the “Neighbourhood Commercial”, “Highway Commercial” designations located on the north side of the first designated collector road that is south of Countryside Drive on the east side of Dixie Road.

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2. The lands designated “Separate High School” as shown on Map 1 of this report shall be rezoned from an “Agricultural (A) zone category to an Institutional One (I1) zone category as per Comprehensive Area Zoning By-law 151-88, as amended.
3. Development of the site designated “Separate High School” shall be subject to a development agreement that shall contain the following provisions:
 - a) Prior to the issuance of a building permit, a site development plan, fencing plan, landscape plan, grading and drainage plan, elevation cross section drawings, a fire protection plan and engineering and servicing plans shall be approved by the City and the Region of Peel, according to their areas of jurisdiction, and appropriate securities shall be deposited with the City and the Region to ensure implementation of these plans in accordance with the City’s site plan review process.
 - b) The applicant shall grant easements to the appropriate authorities as may be required, for the installation of utilities and municipal services to service the lands.
 - c) The applicant shall agree that all lighting on the site shall be designed and oriented to minimize glare on abutting properties and streets.
 - d) All mechanical roof top units shall be screened to the satisfaction of the City.
 - e) The applicant shall agree that on-site waste collection shall be provided through a private waste hauler.
 - f) The applicant shall make arrangements satisfactory to the Region of Peel for the gratuitous conveyance of a road widening along Dixie Road sufficient to secure 22.5 metres from the centreline of Dixie Road.
 - g) The applicant shall agree to convey 0.3 metre reserves to the Region of Peel along Dixie Road, except at approved access locations.
 - h) The applicant shall make arrangements satisfactory to the Region of Peel for the provision of 15 metre daylight triangles at the future east/west collector road intersection and Dixie Road.
 - i) Prior to the issuance of a building permit, the applicant shall make arrangements satisfactory to the City and the Region of Peel for access to the subject lands.
 - j) The applicant shall agree to file the necessary applications to re-locate the Neighbourhood Commercial and Highway Commercial uses displaced as a part of this application to the south-east quadrant of Countryside Drive and Dixie Road without reducing the size of these designations and to file and prepare a draft subdivision application and amendment to the Secondary Plan, and

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Planning and Building Committee

agree to finalize said applications up to and including an Ontario Municipal Board hearing, if necessary.

CARRIED

- * G 4. Report from R. Nykyforchyn, Development Planner, Planning and Building Department, dated March 31, 2000, re: **OMNIBUS (HOUSEKEEPING) ZONING BY-LAW AMENDMENT - THE CORPORATION OF THE CITY - WARD 10** (File G02BR).

PB114-2000 That the report from R. Nykyforchyn, Development Planner, Planning and Building Department, dated March 31, 2000, to the Planning and Building Committee meeting of April 17, 2000, re: **OMNIBUS (HOUSEKEEPING) ZONING BY-LAW AMENDMENT - THE CORPORATION OF THE CITY - WARD 10** (File G02BR) be received; and

That Planning and Building Committee continue to recommend approval of the application subject to the conditions approved by City Council at their meeting on February 14, 2000; and,

That in accordance with section 34(17) of the Planning Act R.S.O. 1990, c.P.13, as amended, Council hereby determines that no further public notice is to be given in respect of the proposed by-law.

CARRIED

- * G 5. Report from R. Nykyforchyn, Development Planner, Planning and Building Department, dated March 31, 2000, re: **DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - PELLIZZARI ET. AL. - WARD 2** (File C1E17.18/21T-99004B).

PB115-2000 That the report from R. Nykyforchyn, Development Planner, Planning and Building Department, dated March 31, 2000, to the Planning and Building Committee meeting of April 17, 2000, re: **DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - PELLIZZARI ET. AL. - WARD 2** (File C1E17.18/21T-99004B) be received; and,

That Planning and Building Committee continue to recommend approval of the application, subject to the conditions approved by City Council at their meeting on January 31, 2000, with the exception of the following:

- (1) Condition (C)2. shall be amended, by deleting the requirement for a minimum rear yard building setback of 12.5 metres for lots backing onto Hurontario Street;
- (2) Condition (C)3., pertaining to the requirement for the sales office display map to be approved prior to draft plan approval, shall be deleted, and replaced with a condition of draft plan approval that requires the sales office display map to be approved prior to the sale of any dwelling units and prior to the opening of the sales office;
- (3) The following new condition of approval shall be added:

“Prior to draft approval, a Cost Share Agreement for the road extension shall be prepared for the benefiting land owners in the area, and shall be executed to the satisfaction of the City. This agreement shall ensure the equitable cost share distribution for both land value and the construction cost of Street “A”, from Roycrest Street through to Dokkum Crescent. In addition, this agreement shall include the cost of constructing and removing a temporary cul-de-sac turning circle in the event that the road is not constructed in its entirety through to Dokkum Crescent.”

- (4) Condition (C)4., shall include the following non-standard conditions of draft approval:

“Prior to registration, the applicant shall sign the Land Owners Cost Share Agreement (or other named document), and provide the City with a written acknowledgement from the Trustee appointed pursuant to the agreement, that the applicant has signed the agreement and has delivered the deeds or made the payments required by the agreement, and that the plan may be released for registration.”

“The City agrees to waive the requirement for the applicant to provide financial compensation (ie. 1,800 per lot) for the cost of front ending the construction of Colonel Bertram Road.”

CARRIED

H. POLICY PLANNING REPORTS - nil

I. BUILDING REPORTS - nil

J. URBAN DESIGN AND ZONING REPORTS

- J 1. Report from B. Lee, Director, Urban Design and Zoning, Planning and Building Department, dated April 10, 2000, re: **MASONRY WALL - DISCOVERY SUBDIVISION, PHASE II - WARD 2** (File C3E12.8/B44FE).

PB116-2000 That the report from B. Lee, Director, Urban Design and Zoning, Planning and Building Department, dated April 10, 2000, re: **MASONRY WALL - DISCOVERY SUBDIVISION, PHASE II - WARD 2** (File C3E12.8/B44FE) be referred to the City Council meeting of April 26, 2000; and,

That a report from Legal staff be provided to Council regarding the cost sharing of the noise barrier between property owners, with particular regard to the provisions of The Line Fences Act.

CARRIED

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Planning and Building Committee

K. HERITAGE BOARD MINUTES - nil

L. OTHER BUSINESS - nil

M. QUESTION PERIOD

1. City Councillor Sprovieri asked if a display of the secondary plan for an area could be provided in a Sales Pavilion for public information. Staff replied that it is not a requirement, but that a copy of the secondary plan is provided in an information package that is to be handed out to prospective purchasers. Discussion took place regarding a sub-committee that made suggestions as to what builders should provide in a sales pavilion and that it may be necessary to review the document again.

PB117-2000 That staff review previous reports on this matter and prepare a new report in this regard and present it to a future Planning and Building Committee meeting, re:
BUILDERS REQUIREMENTS FOR SALES PAVILIONS.

CARRIED

2. Mayor Robertson informed committee that he had received a document from the City of Vaughan regarding Cost Sharing of Woodlots. The Commissioner of Planning and Building informed committee that the Planning Department is reviewing this document and will bring a report back to Committee.

N. CLOSED MEETING - nil

O. ADJOURNMENT

PB118-2000 That the Planning & Building Committee do now adjourn to meet again on Monday, May 1, 2000 at 7:00 p.m. or at the call of the Chair.

MAY 1, 2000

**7:00 P.M. – REGULAR MEETING
COUNCIL CHAMBERS - 4TH FLOOR**

PRESENT:

City Councillor G. Gibson (Chair)
Regional Councillor P. Palleschi (Vice-Chair)
Regional Councillor L. Bissell
Regional Councillor S. Fennell
Regional Councillor R. Begley
City Councillor B. Hunter
City Councillor L. Jeffrey
City Councillor R. Callahan
City Councillor S. DiMarco
City Councillor J. Hutton
City Councillor B. Cowie
City Councillor D. Metzak
City Councillor J. Sprovieri
City Councillor S. Hames

ABSENT:

City Councillor P. Richards (vacation)
Regional Councillor G. Miles

STAFF PRESENT:

J. Metras, Commissioner of Legal Services & City Solicitor
J. Marshall, Commissioner of Planning & Building
J. Corbett, Director, Development Services, Planning & Building
R. Bino, Manager of Development Services, Works &
Transportation
K. Walsh, Director Facility Development & Property Management,
Community Services
L.J. Mikulich, City Clerk, Legal Services
K. MacCollum, Legislative Co-ordinator, Legal Services

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Planning and Building Committee

The meeting was called to order at 7:00 p.m.

Committee moved into closed session at 10:28 p.m.

Committee moved back into open session at 10:59 p.m.

Committee adjourned at 11:00 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

ITEM	RECOMMENDATION
A.	PB119-2000 APPROVAL OF AGENDA
* D 1.	PB120-2000 INFORMATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - 1085216 ONTARIO LIMITED (MATTAMY HOMES), WARD 6 (File C3W11.4).
* D 2.	PB121-2000 INFORMATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - 1359443 ONTARIO LIMITED (DOWNSVIEW PLUMBING LIMITED AND DOWNSVIEW HEATING AND AIR CONDITIONING LTD.) WARD 10, (File C9E4.10).
* D 3.	PB122-2000 INFORMATION REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - CHINGUACOUSY HEALTH SERVICES BOARD/WELLINGDALE FINANCIAL INC. - WARD 10 (File C5E11.15).
F 1.	PB123-2000 PROPOSED NEIGHBOURHOOD PB124-2000 COMMERCIAL DEVELOPMENT (File C1W16.14) PB125-2000
F 2.	PB126-2000 PUBLIC MEETING REPORT – PROPOSED PB127-2000 MODIFICATIONS TO THE CENTRAL AREA PB128-2000 COMMUNITY IMPROVEMENT PLAN (File P75CE). PB129-2000 PB130-2000 PB132-2000 PB133-2000 PB134-2000
* G 1.	PB135-2000 AN APPEAL BY DAVID RICHARDS AND DEBORAH RICHARDS OF THE COMMITTEE OF ADJUSTMENT’S REFUSAL OF MINOR VARIANCE APPLICATION A33/00 - 51 PRESSED BRICK DRIVE - WARD 1 (File G31 A33/00, OMB File V00017).
G 2.	PB123-2000 RECOMMENDATION REPORT – APPLICATIONS TO PB124-2000 AMEND THE OFFICIAL PLAN AND ZONING BY-LAW

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Planning and Building Committee

- | | | |
|--------|-------------------------|---|
| | PB125-2000 | (a) BRAMPTON BRICK – WEST SIDE OF HURONTARIO STREET, SOUTH OF WANLESS DRIVE – WARD 2 (File C1W15.14) |
| | | (b) CENTREFUND DEVELOPMENT CORP. – NORTH-WEST CORNER OF HURONTARIO STREET AND WANLESS DRIVE – WARD 2 (File C1W16.14) |
| | | (c) SNELGROVE PLAZA INC. – SOUTH EAST CORNER OF HURONTARIO STREET AND MAYFIELD ROAD – WARD 2 (File C1E17.20). |
| H 1. | PB126-2000 - PB133-2000 | PUBLIC MEETING REPORT – PROPOSED MODIFICATIONS TO THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN (File P75CE). |
| * I 1. | PB135-2000 | BUILDING PERMIT ACTIVITY FOR THE MONTHS OF JANUARY, FEBRUARY AND MARCH 2000 (File B11) |
| * J 1. | PB136-2000 | SUPPLEMENT REPORT - DEVELOPMENTS ALONG HIGHWAY 407 - CITY INITIATED AMENDMENTS TO ZONING BY-LAWS. (File P45GE-1). |
| * J 2. | PB137-2000 | HOUSEKEEPING AMENDMENTS TO ZONING BY-LAWS - NON-COMPLYING STATUS AND LARGE DAYLIGHT TRIANGLES (File P45GE-1). |
| * K 1. | PB138-2000 | Minutes - BRAMPTON HERITAGE BOARD - April 20, 2000. |
| O. | PB139-2000 | ADJOURNMENT |

City Councillor Gibson, Chair

MINUTES
Planning and Building Committee

A. APPROVAL OF AGENDA

PB119-2000 That the Agenda for the Planning & Building Committee Meeting dated May 1, 2000, be approved as amended to add:

D4 **PUBLIC MEETING REPORT – PROPOSED MODIFICATIONS TO THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN** (File P75CE) was renumbered to Item H1.

F 2. Delegations re: **PUBLIC MEETING REPORT – PROPOSED MODIFICATIONS TO THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN** (File P75CE):

1. Mr. Franco Rovazzi, Rovazzi, Pallotta
2. Mr. Andrew deGroot, 27 Rosedale Street West
3. Mr. Chris Huber, area resident
4. Mr. Rick Evans, CVC Insurance
5. Mr. Michael Gagnon, Gagnon Law Bozzo

G 2. Correspondence re: : **PROPOSED NEIGHBOURHOOD COMMERCIAL DEVELOPMENT** (File C1W16.14)

1. Mr. Ron Webb, Davis Webb Schulze & Moon, dated May 1, 2000
2. Mr. Steven Zakem, Aird & Berlis, dated May 1, 2000

CARRIED

B. CONFLICTS OF INTEREST

1. City Councillor Hames declared a conflict of interest re: **PUBLIC MEETING REPORT – PROPOSED MODIFICATIONS TO THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN** (File P75CE) as her daughter owns property on Isabella Street.

C. CONSENT

- * The following items listed with an asterisk (*) are considered to be routine and non-controversial by the Committee and will be approved at one time. There will be no separate discussion of these items unless a Committee Member requests it, in which case the item will not be consented to and will be considered in the normal sequence of the agenda.

(D1, D2, D3, I1, J1, J2, K1)

F. PUBLIC MEETING REPORTS

- * D 1. Report from T. Goodeve, Development Planer, Planning and Building Department, dated April 17, 2000, re: **INFORMATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - 1085216 ONTARIO LIMITED (MATTAMY HOMES), WARD 6** (File C3W11.4).

MINUTES
Planning and Building Committee

No members of the public addressed Committee.

PB120-2000 That the report from T. Goodeve, Development Planer, Planning and Building Department, dated April 17, 2000, to the Planning and Building Committee Meeting of May 1, 2000, re: **INFORMATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - 1085216 ONTARIO LIMITED (MATTAMY HOMES), WARD 6** (File C3W11.4) be received; and,

That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

* D2. Report from D. Muirhead, Development, Planning and Building Department, dated April 12, 2000, re: **INFORMATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - 1359443 ONTARIO LIMITED (DOWNSVIEW PLUMBING LIMITED AND DOWNSVIEW HEATING AND AIR CONDITIONING LTD.) WARD 10**, (File C9E4.10).

No members of the public addressed Committee.

PB121-2000 That the report from D. Muirhead, Development, Planning and Building Department, dated April 12, 2000, to the Planning and Building Committee Meeting of May 1, 2000, re: **INFORMATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - 1359443 ONTARIO LIMITED (DOWNSVIEW PLUMBING LIMITED AND DOWNSVIEW HEATING AND AIR CONDITIONING LTD.) WARD 10**, (File C9E4.10) be received; and,

That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

* D 3. Report from D. Muirhead, Development, Planning and Building Department, dated April 13, 2000, re: **INFORMATION REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - CHINGUACOUSY HEALTH SERVICES BOARD/WELLINGDALE FINANCIAL INC. - WARD 10** (File C5E11.15).

Doug Muirhead gave a presentation. Members of the public voiced their concerns regarding the building height and potential traffic problems

PB122-2000 That the report from . Muirhead, Development, Planning and Building Department, dated April 13, 2000, to the Planning and Building Committee Meeting of May 1, 2000, re: **INFORMATION REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - CHINGUACOUSY HEALTH SERVICES BOARD/WELLINGDALE FINANCIAL INC. - WARD 10** (File C5E11.15) be received; and,

That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the

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completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

D 4. This item was renumbered as H 1.

E. DEFERRED/REFERRED ITEMS - nil

F. DELEGATIONS

F 1. Delegations re: **PROPOSED NEIGHBOURHOOD COMMERCIAL DEVELOPMENT** (File C1W16.14) (See Report G 2)

1. Mr. Robert J. Kerr, 80 Viewmount Crescent, Brampton
2. Mr. Ron Richards, Centrefund Development Corp.
3. Mr. John M. Alati, Davies Howe Partners

Mr. Robert Kerr, representing the area residents, appeared before Committee to voice the residents concerns of changing the executive housing designation, problems with noise, garbage, traffic, and the aesthetics of the neighbourhood.

Mr. Ron Richards, Centrefund Development Corp. informed Committee that they agree with the amendments made in the staff report.

Mr. John Alati, representing Snelgrove Plaza, informed Committee his client is not happy with the staff report, indicating that the report failed to consider the attributes of the three sites. Mr. Alati also indicated that the peer report did not consider all three options on the same level. Mr. Alati requested additional time to address staff comments and make revisions to their application.

PB123-2000 That the delegations to the Planning and Building Committee Meeting of May 1, 2000, re: **PROPOSED NEIGHBOURHOOD COMMERCIAL DEVELOPMENT** (File C1W16.14) be received.

1. Mr. Robert J. Kerr, 80 Viewmount Crescent, Brampton
2. Mr. Ron Richards, Centrefund
3. John M. Alati, Davies Howe Partners

CARRIED

Item G2 was brought forward and dealt with at this time.

PB124-2000 That the report from P. Snape, Development Planner, Planning and Building Department, dated April 20, 2000, to the Planning and Building Committee Meeting of May 1, 2000, re: **RECOMMENDATION REPORT – APPLICATIONS TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW** be received; and,

- (a) **BRAMPTON BRICK – WEST SIDE OF HURONTARIO STREET, SOUTH OF WANLESS DRIVE – WARD 2** (File C1W15.14)

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The application by Brampton Brick Limited (File: C1W15.14) be approved and staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:

1. That the land use designation of the subject site in the Official Plan be changed from “Industrial” to “Residential” (which allows local retail centres);
2. That the designation of the subject lands in the Sandalwood Industrial East Secondary Plan be changed from “Industrial” to “District Retail”, with an appropriate policy to outline the use of a Holding provision in the zoning by-law and the threshold population to be reached before the Hold can be lifted.
3. Prior to the enactment of the zoning by-law, the applicant shall submit, to the satisfaction of the Works and Transportation Department, a preliminary stormwater management/drainage report;
4. Prior to the enactment of the zoning by-law, the applicant shall make cash contributions, if required, towards other stormwater management facilities, to the satisfaction of the Works and Transportation Department;
5. Prior to the enactment of the zoning by-law, the applicant shall submit comprehensive urban design guidelines for the entire site to be developed for commercial purposes, including streetscape plans for Hurontario Street and Wanless Drive, landscape designs and architectural concepts, to the satisfaction of the Commissioner of Planning and Building;
6. The zoning by-law shall be changed from Industrial One Zone (M1) to Commercial Three Zone (C3) and, in addition to the C3 zone uses and requirements and restrictions, contain the following:
 - 6.1 a maximum gross leasable floor area of 11,150 square metres of which a maximum of 4,886 square metres may be used for a supermarket;
 - 6.2 subject to lifting of the Hold, a maximum gross leasable floor area of 22,296 square metres (Note: the Hold may be lifted when documentation is provided to the satisfaction of the Commissioner of Planning and Building to show that the combined population within Secondary Plan Areas 44 and 45 has reached 55,000);
7. Prior to the enactment of the zoning by-law, the applicant shall enter into an agreement with the City which shall include the following:
 - (a) Prior to the issuance of a building permit, a site development plan, landscaping, grading and storm drainage plan, elevation and cross section drawings, a fire protection plan, and engineering and servicing plans shall be approved by the City, and appropriate securities shall be deposited with the City, to ensure implementation of these plans in accordance with the City's site plan review process.
 - (b) The applicant shall pay all applicable Regional, City and Educational development charges in accordance with their respective Development Charges By-laws.

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- (c) The applicant shall grant easements, as may be required, for the installation of utilities and municipal services, to the appropriate authorities.
- (d) All lighting on the site shall be designed and oriented so as to minimize glare on adjacent roadways and properties.
- (e) The applicant shall carry out an archaeological assessment of the subject site and mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. No grading or other soil disturbances shall take place on the subject property prior to the approval authority and the Ministry of Citizenship, Culture and Recreation confirming that all archaeological resource concerns have met licensing and resource conservation requirements.
- (f) A detailed stormwater management, servicing and drainage report/plan shall be provided for the approval of the City's Works and Transportation Department.
- (g) That access shall be provided as follows:

- | | |
|---------------------------|---|
| <i>Hurontario Street-</i> | one full moves in the middle of the Hurontario Street frontage |
| - | one right-in / right-out moves on the southerly (Phase 2) section of the site |
| - | a connection from the rear lane of the proposed development to the existing driveway access at the south-end of the site for service vehicles and delivery vehicles only. |
|
<i>Wanless Drive</i> | - |
| | one with full (at a distance 250 m from Hurontario Street) |
| | - |
| | one at the westerly limit of the site with full moves as a truck/fire route access only. |

(b) **CENTREFUND DEVELOPMENT CORP. – NORTH-WEST CORNER OF HURONTARIO STREET AND WANLESS DRIVE – WARD 2** (File C1W16.14)

The application by Centrefund Development Corp. (File: C1W16.14), be approved and staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:

1. That prior to an amendment to the Snelgrove Secondary Plan being approved and to the enactment of the Zoning By-law, the applicant shall submit for approval a revised site plan showing a plaza site, configuration, design and layout taking into consideration the alternative plan recommended by staff (Map 9).
2. That the designation of the subject lands (as revised in accordance to the recommended alternative plan - Map 9) in the Snelgrove

Secondary Plan from “Low Density Residential – Snelgrove North and West ” to “Neighbourhood Commercial”, with an appropriate policy to limit the total floor area for the site and the floor space of a supermarket use.

3. Prior to the enactment of the zoning by-law, the applicant shall submit comprehensive urban design guidelines for the entire site to be developed for commercial purposes, including streetscape plans for Hurontario Street and Wanless Drive, landscape designs and architectural concepts.
4. The zoning by-law shall be changed from R1C-Section 791, R1C(H)-Section 792, R1D-Section 797, R1C-Section 798M1 to C2 and shall contain, in addition to the C2 uses and requirements and restrictions, the following:
 - 4.1 A maximum gross leasable floor area for the site and a supermarket use to be determined through the site plan approval process but which shall not exceed 6,100 square metres and 3,716 square metres respectively.
5. Prior to the enactment of the zoning by-law, the applicant shall enter into an agreement with the City which shall include the following:
 - (a) Prior to the issuance of a building permit, a site development plan (including approved access arrangements), landscaping, grading and storm drainage plan, elevation and cross section drawings, a fire protection plan, and engineering and servicing plans shall be approved by the City, and appropriate securities shall be deposited with the City, to ensure implementation of these plans in accordance with the City's site plan review process.
 - (b) The applicant shall pay all applicable Regional, City and Educational development charges in accordance with their respective Development Charges By-laws.
 - (c) The applicant shall grant easements, as may be required, for the installation of utilities and municipal services, to the appropriate authorities.
 - (d) All lighting on the site shall be designed and oriented so as to minimize glare on adjacent roadways and properties.
 - (e) The applicant shall carry out an archaeological assessment of the subject site and mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. No grading or other soil disturbances shall take place on the subject property prior to the approval authority and the Ministry of Citizenship, Culture and Recreation confirming that all archaeological

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resource concerns have met licensing and resource conservation requirements.

- (f) A detailed stormwater management, servicing and drainage report/plan shall be provided for the approval of the City's Works and Transportation Department.
- (g) The applicant shall convey to the City of a 3 metre buffer abutting the existing cemetery which shall be landscaped to the satisfaction of the City;
- (h) The applicant shall convey to the City any required road widenings along Hurontario Street and Wanless Drive, to the satisfaction of the Commissioner of Works and Transportation.

- (c) **SNELGROVE PLAZA INC. – SOUTH EAST CORNER OF HURONTARIO STREET AND MAYFIELD ROAD – WARD 2** (File C1E17.20).

The application by Snelgrove Plaza Inc. (File C1E17.20) be refused.

CARRIED

PB125-2000 That the correspondence from R. Webb, dated May 1, 2000, to the Planning and Building Committee Meeting of May 1, 2000, re: **BRAMPTON BRICK LIMITED**, et al, be received; and,

That the correspondence from S. Zakem, dated May 1, 2000, to the Planning and Building Committee Meeting of May 1, 2000, re: **RECOMMENDATION REPORT – APPLICATIONS TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW:**

- (a) **BRAMPTON BRICK – WEST SIDE OF HURONTARIO STREET, SOUTH OF WANLESS DRIVE – WARD 2** (File C1W15.14)
- (b) **CENTREFUND DEVELOPMENT CORP. – NORTH-WEST CORNER OF HURONTARIO STREET AND WANLESS DRIVE – WARD 2** (File C1W16.14)
- (c) **SNELGROVE PLAZA INC. – SOUTH EAST CORNER OF HURONTARIO STREET AND MAYFIELD ROAD – WARD 2** (File C1E17.20) be received.

CARRIED

- F 2. Delegations re: **PUBLIC MEETING REPORT – PROPOSED MODIFICATIONS TO THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN** (File P75CE):

- 1. Mr. Franco Rovazzi, Rovazzi, Pallotta and Mr. Fernando Russo, Rucareal Ltd.
- 2. Mr. Andrew deGroot, 27 Rosedale Street West
- 3. Mr. Chris Huber, area resident
- 4. Mr. Rick Evans, CVC Insurance
- 5. Mr. Michael Gagnon, Gagnon Law Bozzo

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Mr. Franco Rovazzi, representing Rucareal Ltd., and Mr. Fernando Russo, Rucareal Ltd., requested 204 units of the 950 units of residential development be reserved for Rucareal Ltd. to benefit from the incentive program that is being implemented, without the requirement that Rucareal make application for site plan approval. It was explained to Committee that a site plan must be applied for in order to place the application by Rucareal Ltd. in the que for the incentive program. Discussion took place regarding waiving/deferring the site plan application fees for their development until a decision has been made by the Ontario Municipal Board with regards to the appeal that was received on the Official Plan Amendment and the Zoning By-law for Rucareal Ltd., and regarding extending the deadline to have the building permits issued to 12 months from the date of the decision of the Ontario Municipal Board, in order to maintain a commitment of dwelling units under the program.

Mr. Andrew deGroot, representing the residents of the “Washington Block” gave a presentation requesting the zoning of properties on Main Street North be limited to a height of 3 storeys. He also requested that a feasibility study be undertaken to designate the area known as the “Washington Block” (Isabella Street, Lorne Ave., Rosedale, David, Thomas and Mill Street) as a Heritage District under the Heritage Act. Mr. Chris Huber, area resident voiced his concern of property owners receiving demolition permits without the residents being informed.

Mr. Rick Evans, CVC Insurance, spoke to Committee to request that property owners that have already made improvements to the façade of their buildings be able to receive a grant to offset property tax increases resulting from façade improvements. Committee was advised that the original façade program was to take place once the improvement had been made, but that the program has been replaced by a program similar to the Town of Orangeville that provides for the approval of a grant or loan before the façade improvement is undertaken..

Mr. Michael Gagnon, representing Brookstone Developments, informed Committee that his client is pleased with the report and informed Committee that Mr. Potten of Brookstone Developments will be picking up the building permits in the near future. Mr. Gagnon asked for a meeting with staff to receive direction on how the Letter of Credit is to be handled. Mr. Gagnon also made reference to the improvements that have been made to the building located at 21 Queen Street East.

PB126-2000

That the delegations to the Planning and Building Committee Meeting of May 1, 2000, re: **PUBLIC MEETING REPORT – PROPOSED MODIFICATIONS TO THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN** (File P75CE) be received; and,

1. Mr. Franco Rovazzi, Rovazzi, Pallotta and Mr. Fernando Russo, Rucareal Ltd.
2. Mr. Andrew deGroot, 27 Rosedale Street West
3. Mr. Rick Evans, CVC Insurance
4. Mr. Michael Gagnon, Gagnon Law Bozzo

That the presentation by Mr. Andrew deGroot be received.

CARRIED

Item H1 was brought forward and dealt with at this time.

PB127-2000

That the report from D. Waters, Policy Planner, Planning and Building Department, dated April 24, 2000, to the Planning and Building Committee Meeting of May 1,

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2000, re: **PUBLIC MEETING REPORT – PROPOSED MODIFICATIONS TO THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN** (File P75CE) be received; and,

That in addition to replacing the façade improvement program with a program similar to that of Orangeville, Section 6.2.2 of the Central Area Community Improvement Plan be further modified to:

- (a) indicate that the Façade Improvement Program will not commence until Council has adopted administration guidelines and procedures, and funds have been allocated for this purpose in the City's Current Budget;
- (b) limit the Façade Improvement Program to non-residential and mixed-use buildings within the Downtown Brampton Secondary Plan Area;
- (c) delete the proposed property improvement program that included interior renovations such as fire and safety related work, electrical plumbing, heating and ventilation systems and improvements for barrier free access as being eligible for property tax grants from the City.

That the City initiated modifications proposed in the staff report dated April 24, 2000, be endorsed by Council and the Ministry of Municipal Affairs and Housing be requested to approve the Central Area Community Improvement Plan as modified dated April 2000 known as Appendix C to the staff report dated April 24, 2000.

In accordance with Section 34(17) of the Planning Act R.S.O. 1990 c.P. 13, as amended, Council hereby determines that no further public notice is to be given in respect of the proposed modifications to Central Area Community Improvement Plan; and,

That Council provide direction with respect to the scope and process related to reviewing the land use designations of the existing low density neighborhoods in the area of Jessie Street, Isabella Street and Elizabeth Street.

CARRIED

PB128-2000 That Rucareal Ltd. be required to make application for site plan approval in order to secure a commitment of dwelling units under the Development Incentive Program for the property located at 16 – 20 John Street; and,

That Section 6.2.3(7) (Eligibility Requirements) be further modified to add a provision that enables an applicant who has made application for site plan approval and secured a commitment of dwelling units under the Development Incentive Program, and site plan approval is conditional upon approval of a zoning by-law by the Ontario Municipal Board, to retain the commitment subject to building permits being issued for all units no later than 12 months after the Ontario Municipal Board has approved the zoning by-law.

CARRIED

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PB129-2000 *That we accept a letter of credit from Rucareal Ltd., owners of 16 – 20 John Street,*
LOST *Brampton for the site plan application fees, on said property; and,*

That the Commissioner of Planning and Building and the Commissioner of Legal Services/City Solicitor be authorized to negotiate an acceptable agreement with the principles of Rucareal Ltd.

LOST

PB130-2000 That Council begin proceedings to create an amendment to the Downtown Brampton Secondary Plan for re-designation of the following houses from Central Area Mixed-Use to Low Density Residential:

- ♦ the east side of Isabella Street, from Lorne Avenue to David Street;
- ♦ the south side of Lorne Avenue from Main Street North to Isabella Street;
- ♦ both the north and south sides of Rosedale Avenue from Main Street North to Isabella Street;
- ♦ both the north and south sides of David Street from Main Street North to Isabella Street; and,
- ♦ the east side of Thomas Street from David Street to Market Street; and,

That Council initiate a study, with input from the Community, Area Councillors and the Brampton Heritage Board, into the feasibility of a Heritage District Designation pursuant to Part V of the Ontario Heritage Act for Area “C” as per Appendix C to the Downtown Brampton Secondary Plan. This area includes houses on the following streets:

- ♦ Lorne Avenue
- ♦ Isabella Street
- ♦ Lowes Avenue
- ♦ Rosedale Avenue
- ♦ David Street
- ♦ Thomas Street
- ♦ Mill Street North

This area was defined in a Unterman McPhail Cuming Associates report “Brampton Official Plan Review, Heritage Component, Downtown Assessment” (June, 1993). That report also states that “final boundary may extend beyond those areas identified” for example “the Lorne/Isabella/Thomas/Market/Mill area might be extended to include Main Street North.

Houses on the following streets, though deemed “worthy of study to examine the feasibility of Heritage District Designation pursuant to Part V of the Ontario Heritage Act” are also designated as “Central Area Mixed-Use”:

- ♦ the east side of Isabella Street, from Lorne Avenue to David Street;
- ♦ the south side of Lorne Avenue from Main Street North to Isabella Street;
- ♦ both the north and south sides of Rosedale Avenue from Main Street North to Isabella Street;
- ♦ both the north and south sides of David Street from Main Street North to Isabella Street; and,

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- ◆ the east side of Thomas Street from David Street to Market Street; and,

That Council initiate a study into the feasibility of a Heritage District Designation pursuant to Part V of the Ontario Heritage Act for Area “C” (including Main Street North) as per Appendix C to the Downtown Brampton Secondary Plan.

CARRIED

- PB131-2000 That staff be directed to review the designation of properties on the south side of Queen Street West, west of McMurchy Avenue to the south and westerly boundary of the Central Area Plan with a view to:
- (1) the existing low residential designations of Jessie Street and Royce Avenue be maintained;
 - (2) that the south side of Queen Street West be designated for similar uses as Main Street North (professional office uses) with above average site plan requirements, where applicable with parking permitted in the rear yard (similar to the Main Street North guidelines); and,
 - (3) further that the extension of Royce Avenue be removed and a report brought back to Planning and Building Committee on this impact,
- ◆ and further that the issue of four-way stop signs at: Jessie Street and Haggert Avenue South, and Royce Avenue and Haggert Avenue South, be forwarded to the Works and Transportation Committee for discussion at the May meeting
 - ◆ and further that the maintenance and facilities at the dead ends of both Jessie Street and Royce Avenue be forwarded to the Community Services Department for review, i.e. lighting, benches and garbage receptacles, grass cutting, tree/shrub waste decaying in the Conservation area be cleaned away.

CARRIED

- PB132-2000 That the following recommendation be referred to Council.

That the Planning and Building Committee recognizes the Downtown Incentive Program and we confirm that the Loan Program is for building façade(s) with a maximum amount of \$10,000.00 per loan; and,

That staff be instructed to write a report on how to administer the Incentive Loan Program and to include measures on how each application will be considered on an individual needed basis.

CARRIED

- PB133-2000 That staff consider extending the corridor on Queen Street East to east of Bramalea Road.

CARRIED

G. DEVELOPMENT TEAM REPORTS

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- G 1. Report from K. Ash, Manager, Development Services, Planning and Building Department, dated April 10, 2000, re: **AN APPEAL BY DAVID RICHARDS AND DEBORAH RICHARDS OF THE COMMITTEE OF ADJUSTMENT'S REFUSAL OF MINOR VARIANCE APPLICATION A33/00 - 51 PRESSED BRICK DRIVE - WARD 1** (File G31 A33/00, OMB File V00017).

Discussion took place regarding the events leading up to the appeal of Minor Variance Application A33/00. Because of the nature of the discussion a motion was put forward to move into closed session.

- PB134-2000 That Planning and Building Committee move into closed session in order to address a matter pertaining to:

Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board.

CARRIED

- G 2. Report from P. Snape, Development Planner, Planning and Building, dated April 20, 2000, re: **RECOMMENDATION REPORT – APPLICATIONS TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW** (See Delegation D 1).

- (a) **BRAMPTON BRICK – WEST SIDE OF HURONTARIO STREET, SOUTH OF WANLESS DRIVE – WARD 2** (File C1W15.14)
- (b) **CENTREFUND DEVELOPMENT CORP. – NORTH-WEST CORNER OF HURONTARIO STREET AND WANLESS DRIVE – WARD 2** (File C1W16.14)
- (c) **SNELGROVE PLAZA INC. – SOUTH EAST CORNER OF HURONTARIO STREET AND MAYFIELD ROAD – WARD 2** (File C1E17.20).

Dealt with under Recommendation PB126-2000 to PB 133-2000

H. POLICY PLANNING REPORTS

- H 1. Report from D. Waters, Policy Planner, Planning and Building Department, dated April 24, 2000, re: **PUBLIC MEETING REPORT - PROPOSED MODIFICATIONS TO THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN** (File P75CE).

Dealt with under Recommendation PB123-2000 to PB125-2000

I. BUILDING REPORTS

- * I 1. Report from B. Campbell, Director of Building and Chief Building Official, Planning and Building Department, dated April 20, 2000, re: **BUILDING PERMIT ACTIVITY FOR THE MONTHS OF JANUARY, FEBRUARY AND MARCH 2000** (File B11)

- PB135-2000 That the report from B. Campbell, Director of Building and Chief Building Official, Planning and Building Department, dated April 20, 2000, to the Planning and Building Committee Meeting of May 1, 2000, re: **BUILDING PERMIT**

**ACTIVITY FOR THE MONTHS OF JANUARY, FEBRUARY AND MARCH
2000** (File B11) be received.

CARRIED

J. URBAN DESIGN AND ZONING REPORTS

- * J 1. Report from W. Lee, Director, Urban Design and Zoning, Planning and Building Department, dated April 18, 2000, re: **SUPPLEMENT REPORT - DEVELOPMENTS ALONG HIGHWAY 407 - CITY INITIATED AMENDMENTS TO ZONING BY-LAWS.** (File P45GE-1).

PB136-2000 That the report from W. Lee, Director, Urban Design and Zoning, Planning and Building Department, dated April 18, 2000, to the Planning and Building Committee Meeting of May 1, 2000, re: **SUPPLEMENT REPORT - DEVELOPMENTS ALONG HIGHWAY 407 - CITY INITIATED AMENDMENTS TO ZONING BY-LAWS.** (File P45GE-1) be received; and,

Staff be directed to implement the concept of providing upgraded image of developments along Highway 407 through the site plan approval process;

For areas within the Bram West Secondary Plan, the concept shall be further reviewed through the rezoning and subdivision process; and,

The Ministry of Transportation be requested to build a landscaped berm, within the Highway 407 right-of-way, to screen the existing outside storage at the cost of the owners of existing outside storage operations.

CARRIED

- * J 2. Report from W. Lee, Director, Urban Design and Zoning, Planning and Building Department, dated April 12, 2000, re: **HOUSEKEEPING AMENDMENTS TO ZONING BY-LAWS - NON-COMPLYING STATUS AND LARGE DAYLIGHT TRIANGLES** (File P45GE-1).

PB137-2000 That the report from W. Lee, Director, Urban Design and Zoning, Planning and Building Department, dated April 12, 2000, to the Planning and Building Committee Meeting of May 1, 2000, re: **HOUSEKEEPING AMENDMENTS TO ZONING BY-LAWS - NON-COMPLYING STATUS AND LARGE DAYLIGHT TRIANGLES** (File P45GE-1) be received; and,

Staff be directed to initiate amendments to City zoning by-laws with respect to regulations for non-complying buildings and lots as well as setback requirements to a large daylight triangle in accordance with the analysis of the report.

CARRIED

K. HERITAGE BOARD MINUTES

- * K 1. Minutes - **BRAMPTON HERITAGE BOARD** - April 20, 2000.

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PB138-2000 That the Minutes of the **BRAMPTON HERITAGE BOARD** dated April 20, 2000, to the Planning & Building Committee meeting of May 1, 2000, be approved as printed and circulated

CARRIED

The recommendations were approved as follows:

HB051-2000 That the Agenda for the Brampton Heritage Board Meeting dated April 20, 2000, be approved, as amended, to add:

9.6 Correspondence from Mr. A. Gotlieb, Chair, Ontario Heritage Foundation, dated March 25, 2000, re: **ONTARIO HERITAGE FOUNDATION – HERITAGE COMMUNITY RECOGNITION PROGRAM 2000 AND YOUNG HERITAGE LEADERS PROGRAM 2000** (File G33).

HB052-2000 That the Minutes of the Brampton Heritage Board Meeting of March 23, 2000, to the Brampton Heritage Board Meeting of April 20, 2000, be approved as printed and circulated.

HB053-2000 That the delegation of D. Roeterink, Senior Operations Technician, Works and Transportation Department, to the Brampton Heritage Board Meeting of April 20, 2000, re: **DESIGNATION OF HERITAGE BRIDGE – CREDITVIEW ROAD – NORTH OF STEELES AVENUE – WARD 6** (File G33) be received; and,

That the report from D. Roeterink, Senior Operations Technician, Works and Transportation Department, dated March 13, 2000, to the Brampton Heritage Board Meeting of April 20, 2000, re: **DESIGNATION OF HERITAGE BRIDGE – CREDITVIEW ROAD – NORTH OF STEELES AVENUE – WARD 6** (File G33) be received.

HB054-2000 WHEREAS it is the desire of the Brampton Heritage Board to pursue **DESIGNATION OF THE HERITAGE BRIDGE – CREDITVIEW ROAD – NORTH OF STEELES AVENUE – WARD 6** (File G33);

THEREFORE BE IT RESOLVED that a sub-committee of the Brampton Heritage Board be formed to undertake the initial background research and initiate the designation process for the bridge; and,

That the sub-committee shall be comprised of Warren Hope, City Councillor Susan DiMarco, and City Councillor John Hutton, with staff support to be provided by D. Nicholson, Policy and Heritage Planner, Planning and Building Department and D. Roeterink, Senior Operations Technician, Works and Transportation.

HB055-2000 That an expenditure of up to \$300.00 be approved for the design and layout of a black and white original of the Churchville Heritage Permit Handbook.

HB056-2000 That the verbal report from D. Nicholson, Policy and Heritage Planner, Planning and Building Department, to the Brampton Heritage Board Meeting of April 20, 2000, re: **THEMES TO GUIDE THE REVIEW OF THE CITY OF BRAMPTON INVENTORY OF HERITAGE RESOURCES** (File G33) be received; and,

That the list provided by D. Nicholson, Policy and Heritage Planner, Planning and Building Department, to the Brampton Heritage Board Meeting of April 20, 2000, re: **THEMES TO GUIDE THE REVIEW OF THE CITY OF BRAMPTON INVENTORY OF HERITAGE RESOURCES** (File G33) be received.

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- HB057-2000 That the application to purchase a plaque under the Brampton Heritage Board's Historic Plaque Program, from Mr. & Mrs. Grabowski, 38 Centre Street North, Brampton, to the Brampton Heritage Board Meeting of April 20, 2000, be approved.
- HB058-2000 That the correspondence from the Ministry of Citizenship, Culture and Recreation, undated, to the Brampton Heritage Board Meeting of April 20, 2000, re: **REVISED DIRECTORY OF THE LOCAL ARCHITECTURAL CONSERVATION ADVISORY COMMITTEES OF ONTARIO** (File G33) be received.
- HB059-2000 That the correspondence from J. Alati, Davies Howe Partners, dated April 7, 2000, to the Brampton Heritage Board Meeting of April 20, 2000, re: **SNELGROVE PLAZA INC. – APPEAL – WARD 2** (File G33), be received and referred to D. Nicholson, Policy and Heritage Planner, Planning and Building Department, for appropriate action.
- HB060-2000 That the correspondence from R. Webb, Davis Webb Schulze & Moon, dated April 3, 2000, to the Brampton Heritage Board Meeting of April 20, 2000, re: **NOTICE OF ONTARIO MUNICIPAL BOARD HEARING – BRAMPTON BRICK LIMITED/KERBEL GROUP – WARD 2** (File G33), be received and referred to D. Nicholson, Policy and Heritage Planner, Planning and Building Department, for appropriate action.
- HB061-2000 That the correspondence from the Ontario Heritage Foundation, dated Winter 2000, to the Brampton Heritage Board Meeting of April 20, 2000, re: **ONTARIO HERITAGE FOUNDATION – HERITAGE MATTERS NEWSLETTER** (File G33) be received.
- HB062-2000 That the correspondence from the City of Brampton, dated March 17, 2000, to the Brampton Heritage Board Meeting of April 20, 2000, re: **NOTICE OF PASSING OF AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW – RUCAREAL LTD. (JOHN STREET) – WARD 1** (File C1E5.42/G33) be received.
- HB063-2000 That the correspondence from Mr. A. Gotlieb, Chair, Ontario Heritage Foundation, dated March 25, 2000, to the Brampton Heritage Board Meeting of April 20, 2000, re: **ONTARIO HERITAGE FOUNDATION – HERITAGE COMMUNITY RECOGNITION PROGRAM 2000 AND YOUNG HERITAGE LEADERS PROGRAM 2000** (File G33) be received.
- HB064-2000 That the Brampton Heritage Board do now adjourn to meet again on Thursday, May 25, 2000, at 7:00 p.m., or at the call of the Chair.

L. OTHER BUSINESS - nil

M. QUESTION PERIOD

1. Regional Councillor Fennell asked when a report on the re-development of the Shoppers World site at HWY 10 and Steeles Avenue West would be coming to Planning and Building Committee and that she be notified of any concerns with the application. Commissioner Marshall informed Committee that a report would be available in early June 2000.

MINUTES
Planning and Building Committee

2. Regional Councillor Palleschi asked if the memo that was received by Committee re: Tornorth, was to be included on the agenda. Commissioner Marshall replied that a report will be available at the Council Meeting of May 8, 2000.

N. CLOSED MEETING

Committee moved into closed session at 10:28 p.m. and moved back into open session at 10:59 p.m. Refer to Recommendation PB134-2000.

O. ADJOURNMENT

PB139-2000 That the Planning & Building Committee do now adjourn to meet again on Monday, May 15, 2000 at 1:00 p.m. or at the call of the Chair.

MAY 15, 2000

**1:00 P.M. – REGULAR MEETING
COUNCIL CHAMBERS - 4TH FLOOR**

PRESENT:

City Councillor G. Gibson (Chair)
Regional Councillor P. Palleschi (Vice-Chair)
Regional Councillor L. Bissell
Regional Councillor S. Fennell
Regional Councillor G. Miles
Regional Councillor R. Begley
City Councillor B. Hunter
City Councillor L. Jeffrey
City Councillor S. DiMarco
City Councillor J. Hutton
City Councillor B. Cowie
City Councillor P. Richards
City Councillor J. Sprovieri

ABSENT:

City Councillor D. Metzak (vacation)
City Councillor S. Hames (vacation)
City Councillor R. Callahan

STAFF PRESENT:

C. Connor, Director of Real Estate, Legal Services and
Corporation Counsel
J. Corbett, Director, Development Services, Planning & Building
R. Bino, Director of Development and Engineering Services,
Works & Transportation
K. Walsh, Director Facility Development & Property Management,
Community Services
L.J. Mikulich, City Clerk, Legal Services
K. MacCollum, Legislative Co-ordinator, Legal Services

MINUTES
Planning and Building Committee

The meeting was called to order at 1:05 p.m.

Committee adjourned at 1:15 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

	ITEM	RECOMMENDATION
	A.	PB140-2000 APPROVAL OF AGENDA
*	G 1.	PB141-2000 INFORMATION REPORT - GTA URBAN STRUCTURE CONCEPT (File G70GR).
*	G 2.	PB142-2000 RECOMMENDATION REPORT - APPLICATION FOR REGISTRATION OF A GROUP HOME TYPE 1 - HANRAHAN YOUTH SERVICES, WARD 9 (File C51GR).
*	G 3.	PB143-2000 STATUS REPORT, REVIEW AND UPDATE OF THE CITY OF BRAMPTON INVENTORY OF HERITAGE RESOURCES (HERITAGE PRESERVATION TOOLS) (File G33LA).
	O.	PB144-2000 ADJOURNMENT

City Councillor Gibson, Chair

MINUTES
Planning and Building Committee

A. APPROVAL OF AGENDA

PB140-2000 That the Agenda for the Planning & Building Committee Meeting dated May 15, 2000, be approved as printed.

CARRIED

B. CONFLICTS OF INTEREST - nil

C. CONSENT

- * The following items listed with an asterisk (*) are considered to be routine and non-controversial by the Committee and will be approved at one time. There will be no separate discussion of these items unless a Committee Member requests it, in which case the item will not be consented to and will be considered in the normal sequence of the agenda.

(G3)

D. DELEGATIONS - nil

E. DEFERRED/REFERRED ITEMS - nil

F. DEVELOPMENT TEAM REPORTS - nil

G. POLICY PLANNING REPORTS - nil

- G 1. Report from D. Water, Policy Planner, Planning and Building Department, dated May 8, 2000, re: **INFORMATION REPORT - GTA URBAN STRUCTURE CONCEPT** (File G70GR).

PB141-2000 That the report from D. Water, Policy Planner, Planning and Building Department, dated May 8, 2000, to the Planning and Building Committee meeting of May 15, 2000, re: **INFORMATION REPORT - GTA URBAN STRUCTURE CONCEPT** (File G70GR) be received; and,

That Council continue to support the Urban Structure Concept and encourage the Province to assume a greater role in the co-ordination and funding of regional transit initiatives; and,

That Council's resolution and a copy of this staff report dated May 8, 2000, be forwarded to the Office for the Greater Toronto Area (Ministry of Municipal Affairs & Housing) and the Region of Peel (Planning Department) for their consideration.

CARRIED

- G 2. Report from A. Smith, Policy Planner, Planning and Building Department, dated May 8, 2000, re: **RECOMMENDATION REPORT - APPLICATION FOR**

REGISTRATION OF A GROUP HOME TYPE 1 - HANRAHAN YOUTH SERVICES, WARD 9 (File C51GR).

- PB142-2000 That the report from A. Smith, Policy Planner, Planning and Building Department, dated May 8, 2000, to the Planning and Building Committee meeting of May 15, 2000, re: **RECOMMENDATION REPORT - APPLICATION FOR REGISTRATION OF A GROUP HOME TYPE 1 - HANRAHAN YOUTH SERVICES, WARD 9** (File C51GR) be received; and,
- That the by-law attached as Appendix "1" to the report dated May 8, 2000, re: **RECOMMENDATION REPORT - APPLICATION FOR REGISTRATION OF A GROUP HOME TYPE 1 - HANRAHAN YOUTH SERVICES, WARD 9** (File C51GR) be forwarded to Council for adoption.

CARRIED

- * G 3. Report from D. Nicholson, Policy and Heritage Planner, Planning and Building Department, dated May 4, 2000, re: **STATUS REPORT, REVIEW AND UPDATE OF THE CITY OF BRAMPTON INVENTORY OF HERITAGE RESOURCES (HERITAGE PRESERVATION TOOLS)** (File G33LA).
- PB143-2000 That the report from D. Nicholson, Policy and Heritage Planner, Planning and Building Department, dated May 4, 2000, re: **STATUS REPORT, REVIEW AND UPDATE OF THE CITY OF BRAMPTON INVENTORY OF HERITAGE RESOURCES (HERITAGE PRESERVATION TOOLS)** (File G33LA) be received; and,
- That the evaluation of applications for the designation of any proposed "Heritage Conservation Districts" under the *Ontario Heritage Act* be postponed until after the completion and endorsement by Council of an updated and revised City of Brampton Inventory of Heritage Resources.

CARRIED

- I. BUILDING REPORTS** - nil
- J. URBAN DESIGN AND ZONING REPORTS** - nil
- K. HERITAGE BOARD MINUTES** - nil
- L. OTHER BUSINESS** - nil
- M. QUESTION PERIOD** - nil
- N. CLOSED MEETING** - nil
- O. ADJOURNMENT**

MINUTES
Planning and Building Committee

PB144-2000 That the Planning & Building Committee do now adjourn to meet again on Monday, June 5, 2000 at 7:00 p.m. or at the call of the Chair.

JUNE 5, 2000

**1:00 P.M. – REGULAR MEETING
COUNCIL CHAMBERS - 4TH FLOOR**

PRESENT:

City Councillor G. Gibson (Chair)
Regional Councillor P. Palleschi (Vice-Chair)
Regional Councillor L. Bissell
Regional Councillor S. Fennell
Regional Councillor G. Miles
City Councillor B. Hunter
City Councillor L. Jeffrey
City Councillor S. DiMarco
City Councillor J. Hutton
City Councillor B. Cowie
City Councillor D. Metzak
City Councillor J. Sprovieri
City Councillor S. Hames

ABSENT:

Regional Councillor R. Begley (Other Municipal Business)
City Councillor P. Richards (vacation)
City Councillor R. Callahan (ill)

STAFF PRESENT:

L. V. McCool, City Manager
J. Metras, Commissioner of Legal Services & City Solicitor
J. Marshall, Commissioner of Planning & Building
J. Corbett, Director, Development Services, Planning & Building
B. Winterhalt, Director, Policy and Research, Planning & Building
R. Bino, Director of Development and Engineering Services,
Works & Transportation
K. Walsh, Director Facility Development & Property Management,
Community Services
L.J. Mikulich, City Clerk, Legal Services
K. MacCollum, Legislative Co-ordinator, Legal Services

MINUTES
Planning and Building Committee

The meeting was called to order at 7:23 p.m.

Committee adjourned at 9:45 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

ITEM	RECOMMENDATION
A.	PB145-2000 APPROVAL OF AGENDA
D 1.	PB146-2000 APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW AND A PROPOSED PLAN OF SUBDIVISION - 1223578 ONTARIO LTD. (SENATOR HOMES) – NORTH OF BOVAIRD DRIVE BETWEEN HEART LAKE ROAD AND THE FUTURE HIGHWAY 410 EXTENSION - WARD 10 (File C3E12.9).
D 2.	PB147-2000 APPLICATION TO AMEND THE ZONING BY-LAW - TOTALLINE TRANSPORT INC. – 155 DELTA PARK BOULEVARD - WARD 10 (File C7E5.16).
D 3.	PB148-2000 APPLICATION TO AMEND THE ZONING BY-LAW - DAYSPRING PHASE II LTD. - WARD 10 (File C8E7.3).
D 4.	PB149-2000 APPLICATION TO AMEND THE ZONING BY-LAW - SITHE ENERGIES CANADIAN DEVELOPMENT LTD. - SOUTHWEST CORNER OF GOREWAY DRIVE AND DEERHURST DRIVE - WARD 10 (File C7E4.17).
E 1.	PB150-2000 TRAFFIC PROBLEMS ON PETER ROBERTSON DRIVE (File).
E 2.	PB151-2000 REVIEW OF THE TULLAMORE SECONDARY PLAN – TOWN OF CALEDON (File P26S)
E 3.	PB152-2000 RECOMMENDATION REPORT – REQUEST FOR EXEMPTIONS FROM INTERIM CONTROL BY-LAW 51-2000 (File C51GR)
*	G 1. PB153-2000 RECOMMENDATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – 1085216 ONTARIO LIMITED (MATTAMY HOMES) – NORTHEAST QUADRANT OF CREDITVIEW ROAD AND HIGHWAY 7 – WARD 6 (File C3W11.4)
*	G 2. PB154-2000 RECOMMENDATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW - 1359443 ONTARIO LIMITED (DOWNSVIEW PLUMBING LIMITED AND DOWNSVIEW HEATING AND AIR CONDITIONING LIMITED – QUEEN STREET EAST – WARD 10 (File C9E4.10)

MINUTES
Planning and Building Committee

*	G 3.	PB155-2000	RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - MARAWA CONSTRUCTION – BRAMPTON DISTRICT BOY SCOUTS – WARD 10 (File C3E14.5)
*	G 4.	PB156-2000	RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – SANDRINGHAM PLACE INC. (NEIGHBOURHOOD 502) – PART OF LOT 13, CONCESSION 6 E.H.S. – WARD 10 (File C6E12.2a and 21T-92025B – Stage 1)
*	G 5.	PB157-2000	RECOMMENDATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – JAMAÏT-UL-ANSAR OF BRAMPTON – NORTH EAST CORNER OF SUNFOREST DRIVE AND BOVAIRD DRIVE – WARD 2 (File C1E11.14)
*	G 6.	PB158-2000	RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – CHINGUACOUSY HEALTH SERVICES BOARD/ REGION OF PEEL- PART BLOCK 160 & BLOCK 171, PLAN 43M-1222 – WARD 10 (File C5E11.15)
	H 1.	PB152-2000	RECOMMENDATION REPORT – REQUEST FOR EXEMPTIONS FROM INTERIM CONTROL BY-LAW 51-2000 (File C51GR).
*	H 2.	PB159-2000	SCHOOL ACCOMMODATION AND PHASING OF RESIDENTIAL DEVELOPMENT (File G70).
*	H 3.	PB151-2000	REVIEW OF THE TULLAMORE SECONDARY PLAN – TOWN OF CALEDON (File P26S)
*	I 1.	PB160-2000	DEMOLITION PERMIT APPLICATION – 10926 AIRPORT ROAD (File G33)
*	I 2.	PB161-2000	DEMOLITION PERMIT APPLICATION – 10 MARKET STREET (File G33)
*	I 3.	PB162-2000	BUILDING PERMIT ACTIVITY FOR THE MONTH OF APRIL 2000 (File B11).
*	K 1.	PB163-2000	BRAMPTON HERITAGE BOARD MINUTES – April 18, 2000
	L 1.	PB164-2000	NEIGHBOURHOOD MEETING FOLLOW-UP – JESSIE STREET & ROYCE AVENUE (File P75CE)
	O.	PB165-2000	ADJOURNMENT

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City Councillor Gibson, Chair

MINUTES
Planning and Building Committee

A. APPROVAL OF AGENDA

- PB145-2000 That the Agenda for the Planning & Building Committee Meeting dated June 5, 2000, be approved as amended to add:
- E 2. Delegation of Mr. Dan Kennaley, Manager of Planning Policy, Town of Caledon, re: **REVIEW OF THE TULLAMORE SECONDARY PLAN – TOWN OF CALEDON** (File P26S) (Item H 3.)
- E 3. Delegation of Ms. Cathleen Knight, 3 Crescent Hill, re: **RECOMMENDATION REPORT – REQUEST FOR EXEMPTIONS FROM INTERIM CONTROL BY-LAW 51-2000** (File C51GR) (Item H 1.)

CARRIED

B. CONFLICTS OF INTEREST - nil

C. CONSENT

- * The following items listed with an asterisk (*) are considered to be routine and non-controversial by the Committee and will be approved at one time. There will be no separate discussion of these items unless a Committee Member requests it, in which case the item will not be consented to and will be considered in the normal sequence of the agenda.

(G1, G3, G4, G5, I1, I3, K1)

D. PUBLIC MEETING REPORTS

- D 1. Report from T. Goodeve, Development Planner, Planning and Building Department dated May 17, 2000, re: **APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW AND A PROPOSED PLAN OF SUBDIVISION - 1223578 ONTARIO LTD. (SENATOR HOMES) – NORTH OF BOVAIRD DRIVE BETWEEN HEART LAKE ROAD AND THE FUTURE HIGHWAY 410 EXTENSION - WARD 10** (File C3E12.9).

No members of the public addressed Committee. Discussion took place regarding problems with the swamp land in the Heart Lake Road area. Staff answered questions of Committee.

- PB146-2000 That the report from T. Goodeve, Development Planner, Planning and Building Department dated May 17, 2000, to the Planning and Building Committee Meeting of June 5, 2000, re: **APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW AND A PROPOSED PLAN OF SUBDIVISION - 1223578 ONTARIO LTD. (SENATOR HOMES) – NORTH OF BOVAIRD DRIVE BETWEEN HEART LAKE ROAD AND THE FUTURE HIGHWAY 410 EXTENSION - WARD 10** (File C3E12.9) be received; and,

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That staff be directed to report back to the Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- D 2. Report from N. Grady, Development Planner, Planning and Building Department, dated May 25, 2000, re: **APPLICATION TO AMEND THE ZONING BY-LAW - TOTALLINE TRANSPORT INC. – 155 DELTA PARK BOULEVARD - WARD 10** (File C7E5.16).

No members of the public addressed Committee.

- PB147-2000 That the report from N. Grady, Development Planner, Planning and Building Department, dated May 25, 2000, to the Planning and Building Committee Meeting of June 5, 2000, re: **APPLICATION TO AMEND THE ZONING BY-LAW - TOTALLINE TRANSPORT INC. – 155 DELTA PARK BOULEVARD - WARD 10** (File C7E5.16) be received; and,

That staff be directed to report back to the Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- D 3. Report from R. Nykyforchyn, Development Planner, Planning and Building Department, dated May 17, 2000, re: **APPLICATION TO AMEND THE ZONING BY-LAW - DAYSPRING PHASE II LTD. - WARD 10** (File C8E7.3).

No members of the public addressed Committee.

- PB148-2000 That the report from R. Nykyforchyn, Development Planner, Planning and Building Department, dated May 17, 2000, to the Planning and Building Committee Meeting of June 5, 2000, re: **APPLICATION TO AMEND THE ZONING BY-LAW - DAYSPRING PHASE II LTD. - WARD 10** (File C8E7.3) be received; and,

That staff be directed to report back to the Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- D 4. Report from R. Nykyforchyn, Development Planner, Planning and Building Department, dated May 17, 2000, re: **APPLICATION TO AMEND THE ZONING BY-LAW - SITHE ENERGIES CANADIAN DEVELOPMENT LTD. - SOUTHWEST CORNER OF GOREWAY DRIVE AND DEERHURST DRIVE - WARD 10** (File C7E4.17).

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Mr. Neil Craik, Cassels Brock, representing Canadian Tire, addressed Committee to inform them of concerns that Canadian Tire has regarding a request for an easement and health issues. Committee was informed that discussions have taken place with the applicant but not all issues have been resolved. Committee was informed that a further report from staff is expected for Planning and Building Committee Meeting scheduled for August 2, 2000.

Mr. Jim Harbel, appeared on behalf of Sithe Energies requested that his delegation provide a detailed presentation. The Chairman indicated that since there were no members of the public present his presentation could be made at a subsequent meeting of the Planning and Building Committee.

PB149-2000 That the report from R. Nykyforchyn, Development Planner, Planning and Building Department, dated May 17, 2000, to the Planning and Building Committee Meeting of June 5, 2000, re: **APPLICATION TO AMEND THE ZONING BY-LAW - SITHE ENERGIES CANADIAN DEVELOPMENT LTD. - SOUTHWEST CORNER OF GOREWAY DRIVE AND DEERHURST DRIVE - WARD 10** (File C7E4.17) be received; and,

That staff be directed to report back to the Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

E. DELEGATIONS

E 1. Mr. Blair Booth, 724 Peter Robertson Blvd. re: **TRAFFIC PROBLEMS ON PETER ROBERTSON BOULEVARD** (File T03).

Mr. Booth appeared before Committee to request/suggest changes be made on Peter Robertson Boulevard to help with traffic problems eg. stop signs, lowering the speed limit, speed bumps, and increasing the length of the medians.

PB150-2000 That the delegation of Mr. Blair Booth, 724 Peter Robertson Blvd. to the Planning and Building Committee Meeting of June 5, 2000, re: **TRAFFIC PROBLEMS ON PETER ROBERTSON BOULEVARD** (File T03) be received; and,

That Planning and Building staff in conjunction with the Traffic Engineering Services Division of Works and Transportation address the planning and traffic situation of Peter Robertson Boulevard between Bramalea Road and Softneedle Road and report back to the Works and Transportation Committee.

CARRIED

E 2. Delegation of Mr. Dan Kennaley, Manager of Planning Policy, Town of Caledon, re: **REVIEW OF THE TULLAMORE SECONDARY PLAN – TOWN OF CALEDON** (File P26S)

Mr. Dan Kennaley, Manager of Planning Policy, Town of Caledon, appeared before Committee to request that the City of Brampton not appeal the Official Plan

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Amendment - Tullamore Secondary Plan, being proposed by Caledon. Mr. Kennaley requested an opportunity to address the City's concerns and if Brampton is not satisfied then an appeal to the related zoning by-law could be made at that time.

Item H3 was brought forward and dealt with at this time.

PB151-2000 That the delegation of Mr. Dan Kennaley, Manager of Planning Policy, Town of Caledon, re: **REVIEW OF THE TULLAMORE SECONDARY PLAN – TOWN OF CALEDON** (File P26S) be received.

That the report from D. Nicholson, Policy Planner, dated May 29, 2000, to the Planning and Building Committee Meeting of June 5, 2000, re: **REVIEW OF THE TULLAMORE SECONDARY PLAN – TOWN OF CALEDON** (File P26S) be received; and,

That the Tullamore Secondary Plan (amendment 159 to the Official Plan for the Town of Caledon) be appealed to the Ontario Municipal Board by the City of Brampton in compliance with the provisions of the Planning Act; and,

That staff be directed to send the appropriate appeal letter to the Town of Caledon by June 14, 2000, citing the concerns and deficiencies set out in the report dated May 29, 2000, and to subsequently endeavor to meet with Caledon staff to determine how the concerns of the City might be addressed in a suitable set of modifications for the Tullamore Secondary Plan that could be jointly supported before the Ontario Municipal Board.

CARRIED

E 3. Delegation of Ms. Cathleen Knight, 3 Crescent Hill, re: **RECOMMENDATION REPORT – REQUEST FOR EXEMPTIONS FROM INTERIM CONTROL BY-LAW 51-2000** (File C51GR) (Item H 1.)

Ms. Cathleen Knight appeared before Committee to request the exemption from Interim Control By-law 51-2000 include the addition to her property, 3 Crescent Hill.

Item H1 was brought forward and dealt with that this time.

PB152-2000 That the delegation of Ms. Cathleen Knight, 3 Crescent Hill, to the Planning and Building Committee Meeting of June 5, 2000, re: **RECOMMENDATION REPORT – REQUEST FOR EXEMPTIONS FROM INTERIM CONTROL BY-LAW 51-2000** (File C51GR) be received.

That the report from A. Smith, Policy Planner, Planning and Building, dated May 28, 2000, to the Planning and Building Committee Meeting of June 5, 2000, re: **RECOMMENDATION REPORT – REQUEST FOR EXEMPTIONS FROM INTERIM CONTROL BY-LAW 51-2000** (File C51GR) be received; and,

That a by-law be passed to amend By-law 51-2000 to exempt 34 Cannon Crescent, 2 Heath Drive, and 10 Sheldrake Court from the provisions of the Interim Control By-law; and,

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That the matter of an exemptions from the provisions to the Interim Control By-law regarding 3 Crescent Hill Drive South be referred to the Council meeting of June 12, 2000 without recommendation.

CARRIED

F. DEFERRED/REFERRED ITEMS - nil

G. DEVELOPMENT TEAM REPORTS

- * G 1. Report from T. Goodeve, Development Planner, Planning and Building, dated May 9, 2000, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – 1085216 ONTARIO LIMITED (MATTAMY HOMES) – NORTHEAST QUADRANT OF CREDITVIEW ROAD AND HIGHWAY 7 – WARD 6** (File C3W11.4)

PB153-2000 That the report from T. Goodeve, Development Planner, Planning and Building, dated May 9, 2000, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – 1085216 ONTARIO LIMITED (MATTAMY HOMES) – NORTHEAST QUADRANT OF CREDITVIEW ROAD AND HIGHWAY 7 – WARD 6** (File C3W11.4) be received; and,

That the application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:

1. the area of the proposed opening to the Storm Water Management Facility, located on the south side of Thorpe Crescent between Lots 44 and 45 on Registered Plan 43M-1386; shall be zoned “Floodplain (F) in the amending zoning by-law; and,
2. the area of the existing opening located on the south side of Thorpe Crescent, consisting of Lots 55, 56, 57, 58, 318 and 319 on Registered Plan 43M-1386, shall be zoned “Residential Single Family D – Section 998 (R1D – Section 998)” in the amending zoning by-law.

CARRIED

- G 2. Report from D. Muirhead, Development Planner, Planning and Building, dated May 18, 2000, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW - 1359443 ONTARIO LIMITED (DOWNSVIEW PLUMBING LIMITED AND DOWNSVIEW HEATING AND AIR CONDITIONING LIMITED – QUEEN STREET EAST – WARD 10** (File C9E4.10)

Discussion took place regarding the design of the exterior of the proposed building. Committee was informed that conditions have been included to allow the City of Brampton to have architectural control.

PB154-2000 That the report from D. Muirhead, Development Planner, Planning and Building, dated May 18, 2000, to the Planning and Building Committee Meeting of June 5, 2000, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW - 1359443 ONTARIO LIMITED (DOWNSVIEW**

**PLUMBING LIMITED AND DOWNSVIEW HEATING AND AIR
CONDITIONING LIMITED – QUEEN STREET EAST – WARD 10** (File
C9E4.10) be received; and,

That the application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following:

1. The site specific zoning by-law shall contain the following:
 - a) the subject lands shall be zoned with a site specific “Industrial One (M1A) Zone category which shall permit the following uses:
 - (a) Industrial
 - (1) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building;
 - (2) a warehouse; and
 - (3) a parking lot.
 - (b) Accessory
 - (1) an associated office;
 - (2) a retail outlet operated in connection with a permitted industrial use; and
 - (3) purposes accessory to the permitted purposes.
 - b) shall also be subject to the following requirements and restrictions:
 - (1) Minimum Rear Yard Depth: 4.8 metres.
 - (2) The maximum gross floor area for all buildings shall not exceed 4450 square metres.
 - (3) The maximum gross floor area devoted to associated office and/or retail outlet purposes shall not exceed 830 square metres.
 - (4) A minimum of ninety (90) parking spaces shall be provided.
 - (5) A minimum 3.0 metre landscaped open space area, except at approved driveway locations, shall be provided in the front yard.
 - (6) 55 percent of the minimum required front yard area shall be landscaped open space.
 - (7) No outside storage shall be permitted.

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- c) shall also be subject to the requirements and restrictions relating to the M1A Zone and all of the general provisions of the by-law which are not in conflict with the ones set out above.
- 2. Prior to the enactment of the zoning by-law, the Owner shall submit to the City, any reports required by the City related to the servicing and drainage of the site, for the approval of the City's Works and Transportation Department.
- 3. Prior to the enactment of the zoning by-law, the applicant shall enter into an agreement with the City which shall include the following:
 - (a) Prior to the issuance of a building permit, a site development plan, a landscape drainage plan, a fire protection plan and an engineering servicing plan shall be approved by the City, and the appropriate securities shall be deposited with the City to ensure implementation of these plans in accordance with the City's site plan review process;
 - (b) The Owner shall pay all applicable Regional, City and Education Development Charges in accordance with their respective Development Charges By-laws;
 - (c) The Owner shall grant easements as may be required for the installation of utilities and municipal services to service the lands, to the appropriate authorities;
 - (d) The Owner shall agree that all lighting on the site shall be designed and oriented to minimize glare on abutting properties and streets;
 - (e) The Owner shall agree that on-site waste collection shall be provided through a private waste hauler;
 - (f) Prior to the issuance of a building permit, the Owner shall submit to the City, a Phase 1 and 2 Environmental Assessment Report.
 - (g) The Owner shall make satisfactory arrangements with the Region to convey sufficient lands to provide for 22.5 metres from the centreline of the Queen Street East right-of-way.
 - (h) The Owner shall convey to the Region a 0.3 metre reserve along the Queen Street East frontage of the property except at any approved access location.
 - (i) The Owner shall make satisfactory arrangements with the Region for the provision of access from Queen Street East. Such arrangements shall include restricting the access to right-in, right-out only together with necessary construction works such as turning lanes, storage and taper lanes.
 - (j) The owner shall agree that the proposed building will have an articulated pitched roof design and all roof top mechanical equipment shall be screened from view.

CARRIED

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- * G 3. Report from J. Hardcastle, Development Planner, Planning and Building, dated May 23, 2000, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW -MARAWA CONSTRUCTION – BRAMPTON DISTRICT BOY SCOUTS – WARD 10** (File C3E14.5)

PB155-2000 That the report from J. Hardcastle, Development Planner, Planning and Building, dated May 23, 2000, to the Planning and Building Committee Meeting of June 5, 2000, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW -MARAWA CONSTRUCTION – BRAMPTON DISTRICT BOY SCOUTS – WARD 10** (File C3E14.5) be received; and,

That the application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following:

1. The Official Plan Amendment shall amend the Sandringham Wellington Secondary Plan to designate the subject lands as “Institutional” and to allow the subject property to be used for both residential (retirement home) and institutional (long term care facility) uses.
2. The site specific zoning by-law shall contain the following:
 - a) the subject lands shall be zoned with a site specific “Institutional” Zone category which shall only permit the following uses:
 - (1) nursing home;
 - (2) retirement home;
 - (3) apartment dwelling, excluding a single room occupancy unit; and,
 - (4) purposes accessory to the permitted uses.
 - b) shall also be subject to the following requirements and restrictions:
 - (1) Maximum Lot Coverage: 50 percent.
 - (2) Maximum Building Height: 6 storeys.
 - (3) Minimum front, rear and side yard depth: 6 metres or ½ building height, whichever is greater.
 - (4) A maximum 90 apartment or retirement home dwelling units shall be permitted.
 - (5) A maximum of 160 beds shall be located in the nursing home.
 - (6) The gross floor area of a dwelling unit shall be between 55 square metres and 112 square metres.
 - (7) A minimum of 0.75 parking spaces shall be provided per apartment or retirement home dwelling unit.

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- (8) A minimum 0.20 parking spaces shall be provided per nursing home bed.
 - (9) A minimum of 15 percent of the lot area shall be landscaped open space.
 - (10) A minimum 3.0 metre wide landscaped open space area, except at approved driveway locations, shall be provided along all street frontages.
 - (11) A minimum 2 m² outdoor amenity area per dwelling unit or bed shall be provided at the ground level.
 - (12) For the purposes of this amendment, a Single Room Occupancy Unit shall mean a habitable dwelling unit owned and operated by a public authority, or by a non-profit and non-commercial organization, within which kitchen, sleeping and sanitary facilities are not physically separated.
- c) shall also be subject to the requirements and restrictions relating to the I2 Zone and all of the general provisions of the by-law which are not in conflict with the ones set out above.
3. Prior to the enactment of the zoning by-law, the applicant shall enter into an agreement with the City which shall include the following:
- (a) Prior to the issuance of a building permit, a site development plan, a landscape drainage plan, a fire protection plan and an engineering servicing plan shall be approved by the City, and the appropriate securities shall be deposited with the City to ensure implementation of these plans in accordance with the City's site plan review process;
 - (b) The Owner shall pay all applicable Regional, City and Education Development Charges in accordance with their respective Development Charges By-laws;
 - (c) The Owner shall grant easements as may be required for the installation of utilities and municipal services to service the lands, to the appropriate authorities;
 - (d) The Owner shall agree that all lighting on the site shall be designed and oriented to minimize glare on abutting properties and streets;
 - (e) The Owner shall agree that on-site waste collection shall be provided through a private waste hauler.

CARRIED

- * G 4. Report from J. Corbett, Director of Development Services, Planning and Building and K. Ash, Manager of Development Services, Planning and Building, dated May 18, 2000, re: **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-**

LAW – SANDRINGHAM PLACE INC. (NEIGHBOURHOOD 502) – PART OF LOT 13, CONCESSION 6 E.H.S. – WARD 10 (File C6E12.2a and 21T-92025B – Stage 1)

PB156-2000 That the report from J. Corbett, Director of Development Services, Planning and Building and K. Ash, Manager of Development Services, Planning and Building, dated May 18, 2000, to the Planning and Building Committee Meeting of June 5, 2000, re: **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – SANDRINGHAM PLACE INC. (NEIGHBOURHOOD 502) – PART OF LOT 13, CONCESSION 6 E.H.S. – WARD 10** (File C6E12.2a and 21T-92025B – Stage 1) be received; and,

That prior to the issuance of draft plan approval, the applicant shall prepare a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Community Information Maps;

That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan.

That the subject application be approved and staff be authorized to issue the notice of draft plan approval, subject to the following:

1. any necessary red-line revisions to the draft plan identified by staff; and,
2. All conditions contained in the *City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision*, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning and Building.

CARRIED

* G 5. Report from N. Grady, Development Planner, Planning and Building, dated May 26, 2000, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – JAMAIT-UL-ANSAR OF BRAMPTON – NORTH EAST CORNER OF SUNFOREST DRIVE AND BOVAIRD DRIVE – WARD 2** (File C1E11.14)

City Councillor Jeffrey provided a commentary on the status of the application and advised that further amendments to the recommendations may be proposed at the next Council Meeting.

PB157-2000 That the report from N. Grady, Development Planner, Planning and Building, dated May 26, 2000, to the Planning and Building Committee Meeting of June 5, 2000, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – JAMAIT-UL-ANSAR OF BRAMPTON – NORTH EAST CORNER OF SUNFOREST DRIVE AND BOVAIRD DRIVE – WARD 2** (File C1E11.14) be received; and,

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That the subject application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following:

1. The site specific zoning by-law shall contain the following:
 - a) The subject lands shall be zoned with a site specific Residential Street Townhouse B (R3B) Zone category which shall permit the following uses:
 - i) Residential
 - (1) a townhouse dwelling containing street townhouse dwellings; and,
 - (2) an auxiliary group home subject to the requirements and restrictions set out in section 10.5
 - ii) Non-Residential
 - (1) purposes accessory to the other permitted purposes
 - b) shall also be subject to the following requirements and restrictions:
 - (1) Minimum Lot Area:

Interior Lot-	185 square metres.
Corner Lot-	275 square metres.
 - (2) Minimum Lot Width:

Interior Lot:	- 6.0 metres per dwelling unit;
Corner Lot:	- 9.0 metres per dwelling unit;
 - (3) Minimum Lot Depth:- 27.5 metres;
 - (4) Minimum Front Yard Depth:

-	4.5 metres to the front wall of the dwelling, provided that the front of any garage is not closer than 6.0 metres to the front lot line;
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 - (5) Minimum Interior Side Yard Width:

-	1.2 metres, except that where the common wall of the dwelling units coincide with a side lot line the setback may be zero.
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 - (6) Minimum Exterior Side Yard Width:

-	3.0 metres to the side wall of a dwelling;
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 - (7) Minimum Rear Yard Depth:- 7.5 metres;

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- (8) Maximum Building Height:- 10.6 metres;
 - (9) Maximum Lot Coverage by Principal Building- 45 percent;
 - (10) Minimum Landscaped Open Space:
 - 40% of the front yard area and 30% of the front yard area if the extension of the side lot lines towards the front lot line result in an angle of less than 75 degrees at the front lot line;
 - (11) each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room;
 - (12) all buildings, structures and paved surfaces shall be setback a minimum of 3.0 metres from the easterly property boundary
2. Development of the site shall be subject to a development agreement that shall contain the following provisions:
- a) Prior to the issuance of a building permit, a site development plan, fencing plan, landscape plan, grading and drainage plan, elevation cross section drawings, a fire protection plan and engineering and servicing plans shall be approved by the City and the Region of Peel, according to their areas of jurisdiction, and appropriate securities shall be deposited with the City and the Region to ensure implementation of these plans in accordance with the City's site plan review process.
 - b) The applicant shall grant easements to the appropriate authorities as may be required, for the installation of utilities and municipal services to service the lands.
 - c) The applicant shall agree that all lighting on the site shall be designed and oriented to minimize glare on abutting properties and streets.
 - d) The applicant shall pay all applicable City, Regional and Educational Development Charges in accordance with their respective Development Charges By-law.
 - e) The applicant shall agree that on-site waste collection shall be provided through a private waste hauler.
 - f) Prior to the issuance of a building permit, the applicant shall engage the services of a qualified acoustical consultant to complete a noise study recommending noise control measures satisfactory to the City. The noise control measures and noise warnings recommended by the acoustical report shall be implemented to the satisfaction of the City of Brampton.
 - g) Prior to the issuance of a building permit, the applicant shall provide a report to the satisfaction of the Commissioner of the Works and Transportation Department addressing stormwater management

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- h) The applicant shall provide a public road having a minimum right of way width of 12 metres at pavement and a minimum cul-de-sac radius at pavement of 13 metres to the satisfaction of the Commissioner of the Works and Transportation Department.
- i) Block 4 shall be gratuitously conveyed to the City
- j) The applicant shall provide a 2.0 metre wide open space strip along the northerly property boundary within the street right-of-way and continuing along the west and north boundary of Block 4 that will be landscaped to the satisfaction of the City.
- k) The applicant shall include the following warning clauses in all offers of purchase and sale of residential lots until the permanent school for the area has been completed.
 - (a) "Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."
 - (b) "That the purchasers agree that for the purpose of transportation to school, residents shall agree that children will meet the bus on roads presently in existence or at another designated place convenient to the Board."
- l) Street "1" shall be named to the satisfaction of the City and the Region of Peel
- m) Prior to the issuance of a building permit, the applicant shall carry out an archaeological resource assessment of the subject property and mitigate, through avoidance or documentation, adverse impacts to any significant archaeological resources found. No demolition, grading, filling, or any form of soil disturbances, shall take place on the subject property prior to the issuance of a letter from the Ministry of Citizenship, Culture & Recreation to the City of Brampton, indicating that all archaeological resource concerns have met licensing and resource conservation requirements.

CARRIED

- G 6. Report from D. Muirhead, Development Planner, Planning and Building, dated May 19, 2000, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – CHINGUACOUSY HEALTH SERVICES BOARD/ REGION OF PEEL- PART BLOCK 160 & BLOCK 171, PLAN 43M-1222 – WARD 10** (File C5E11.15)

Committee reviewed this applications and staff were requested to consider moving the proposed building as far back on the property as possible.

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PB158-2000 That the report from D. Muirhead, Development Planner, Planning and Building, dated May 19, 2000, to the Planning and Building Committee Meeting of June 5, 2000, re: **RECOMMENDATION REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – CHINGUACOUSY HEALTH SERVICES BOARD/ REGION OF PEEL- PART BLOCK 160 & BLOCK 171, PLAN 43M-1222 – WARD 10** (File C5E11.15) be received; and,

That the application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following:

1. The Official Plan Amendment shall amend the Sandringham Wellington Secondary Plan to designate the subject lands as “Institutional” and to allow the subject property to be used for both residential (retirement home) and institutional (long term care facility) uses.
2. The site specific zoning by-law shall contain the following:
 - a) the subject lands shall be zoned with a site specific “Institutional” Zone category which shall only permit the following uses:
 - (1) nursing home;
 - (2) retirement home;
 - (3) apartment dwelling, excluding a single room occupancy unit; and,
 - (4) purposes accessory to the permitted uses.
 - b) shall also be subject to the following requirements and restrictions:
 - (1) Maximum Lot Coverage: 50 percent.
 - (2) Maximum Building Height: 6 storeys.
 - (3) Minimum front, rear and side yard depth: 6 metres or ½ building height, whichever is greater.
 - (4) A maximum 90 apartment or retirement home dwelling units shall be permitted.
 - (5) A maximum of 160 beds shall be located in the nursing home.
 - (6) The gross floor area of a dwelling unit shall be between 55 square metres and 112 square metres.
 - (7) A minimum of 0.75 parking spaces shall be provided per apartment or retirement home dwelling unit.
 - (8) A minimum 0.20 parking spaces shall be provided per nursing home bed.
 - (9) A minimum of 15 percent of the lot area shall be landscaped open space.

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- (10) A minimum 3.0 metre wide landscaped open space area, except at approved driveway locations, shall be provided along all street frontages.
 - (11) A minimum 2 m² outdoor amenity area per dwelling unit or bed shall be provided at the ground level.
 - (12) For the purposes of this amendment, a Single Room Occupancy Unit shall mean a habitable dwelling unit owned and operated by a public authority, or by a non-profit and non-commercial organization, within which kitchen, sleeping and sanitary facilities are not physically separated.
- c) shall also be subject to the requirements and restrictions relating to the I2 Zone and all of the general provisions of the by-law which are not in conflict with the ones set out above.
3. Prior to the enactment of the zoning by-law, the applicant shall enter into an agreement with the City which shall include the following:
- (a) Prior to the issuance of a building permit, a site development plan, a landscape drainage plan, a fire protection plan and an engineering servicing plan shall be approved by the City, and the appropriate securities shall be deposited with the City to ensure implementation of these plans in accordance with the City's site plan review process;
 - (b) The Owner shall pay all applicable Regional, City and Education Development Charges in accordance with their respective Development Charges By-laws;
 - (c) The Owner shall grant easements as may be required for the installation of utilities and municipal services to service the lands, to the appropriate authorities;
 - (d) The Owner shall agree that all lighting on the site shall be designed and oriented to minimize glare on abutting properties and streets;
 - (e) The Owner shall agree that on-site waste collection shall be provided through a private waste hauler.

CARRIED

H. POLICY PLANNING REPORTS

- H 1. Report from A. Smith, Policy Planner, Planning and Building, dated May 28, 2000
re: **RECOMMENDATION REPORT – REQUEST FOR EXEMPTIONS
FROM INTERIM CONTROL BY-LAW 51-2000** (File C51GR).

Dealt with under Recommendation PB152-2000

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- H 2. Report from B. Winterhalt, Director of Planning Policy and Research, dated May 29, 2000, re: **SCHOOL ACCOMMODATION AND PHASING OF RESIDENTIAL DEVELOPMENT** (File G70).

Discussion took place regarding the requirement for approval of the school boards before phasing could be implemented.

- PB159-2000 That the report from B. Winterhalt, Director of Planning Policy and Research, dated May 29, 2000, re: **SCHOOL ACCOMMODATION AND PHASING OF RESIDENTIAL DEVELOPMENT** (File G70) be received; and,

That the phasing of residential development related to the adequate provision and distribution of educational facilities be endorsed in principle; and,

That staff be directed to work with the staff of both School Boards, and the development industry, in developing a strategy for the implementation of the phasing of development related to the adequate provision and distribution of educational facilities in Brampton, including School Accommodation Criteria, specifics related to sub-area phasing, and/or general phasing guidelines; and,

That the strategy be approved by the City in consultation with the School Boards before being applied to development applications.

CARRIED

- H 3. Report from D. Nicholson, Policy Planner, dated May 29, 2000, re: **REVIEW OF THE TULLAMORE SECONDARY PLAN – TOWN OF CALEDON** (File P26S)

Dealt with under Recommendation PB151-2000

I. BUILDING REPORTS

- * I 1. Report from B. Campbell, Director of Building, Chief Building Official, dated May 15, 2000, re: **DEMOLITION PERMIT APPLICATION – 10926 AIRPORT ROAD** (File G33)

- PB160-2000 That the report from B. Campbell, Director of Building, Chief Building Official, dated May 15, 2000, re: **DEMOLITION PERMIT APPLICATION – 10926 AIRPORT ROAD** (File G33) be received; and,

That Council authorize that a demolition permit be issued under Section 33 of the Planning Act for the residential property located at:

♦ 10296 Airport Road.

CARRIED

- I 2. Report from B. Campbell, Director of Building, Chief Building Official, dated May 15, 2000, re: **DEMOLITION PERMIT APPLICATION – 10 MARKET STREET** (File G33)

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PB161-2000 That the report from B. Campbell, Director of Building, Chief Building Official, dated May 15, 2000, re: **DEMOLITION PERMIT APPLICATION – 10 MARKET STREET** (File G33) be referred to Council on June 12, 2000, in closed session, as the matter is pertaining to litigation or potential litigation.

CARRIED

* I 3. Report from B. Campbell, Director of Building, Chief Building Official, dated May 26, 2000, re: **BUILDING PERMIT ACTIVITY FOR THE MONTH OF APRIL 2000** (File B11).

PB162-2000 That the report from B. Campbell, Director of Building, Chief Building Official, dated May 26, 2000, to the Planning and Building Committee Meeting of June 5, 2000, re: **BUILDING PERMIT ACTIVITY FOR THE MONTH OF APRIL 2000** (File B11) be received.

CARRIED

J. URBAN DESIGN AND ZONING REPORTS

K. HERITAGE BOARD MINUTES

* K 1. **BRAMPTON HERITAGE BOARD MINUTES – May 18, 2000**

PB163-2000 That the Minutes of the **BRAMPTON HERITAGE BOARD** dated May 18, 2000, to the Planning & Building Committee meeting of June 5, 2000, be approved as printed and circulated

CARRIED

The recommendations were approved as follows:

HB065-2000 That the Agenda for the Brampton Heritage Board Meeting dated May 18, 2000 be approved, as amended, to add:

6.2 Discussion re: **SUB-COMMITTEE RESEARCHING DESIGNATION OF THE HERITAGE BRIDGE – CREDITVIEW ROAD – NORTH OF STEELES AVENUE – WARD 6** (File G33);

7.3 Report from D. Nicholson, Policy and Heritage Planner, Planning and Building, dated May 4, 2000, re: **STATUS REPORT, REVIEW AND UPDATE OF THE CITY OF BRAMPTON INVENTORY OF HERITAGE RESOURCES (HERITAGE PRESERVATION TOOLS)** (File G33);

7.4 Verbal report from D. Nicholson, Policy and Heritage Planner, Planning and Building, re: **MEETING OF GREATER TORONTO AREA HERITAGE STAFF** (File G33);

9.2 Correspondence from Mr. Rick Schofield, Corporate Secretary, Community Heritage Ontario, undated, re: **MEMBERSHIP IN COMMUNITY HERITAGE ONTARIO** (File G33);

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- 9.3 Correspondence (e-mail) from Mr. Steve Nelson, 4 Knightsbridge Road, Brampton, dated May 17, 2000, re: **PRESERVATION OF BUILDING DATESTONES** (File G33);
- 9.4 Discussion re: **ONTARIO HERITAGE FOUNDATION AWARDS PROGRAMS – HERITAGE COMMUNITY RECOGNITION PROGRAM 2000 AND YOUNG HERITAGE LEADERS PROGRAM 2000** (File G33).
- HB066-2000 That the Minutes of the Brampton Heritage Board Meeting of April 20, 2000, to the Brampton Heritage Board Meeting of May 18, 2000, be approved as printed and circulated.
- HB067-2000 That the delegation of R. Barreiro, Digital Map Data Specialist, Recreation Planning, Development and Parks Operations, Community Services Department, re: **HISTORICAL/ INTERPRETIVE SIGNAGE** (File G33), to the Brampton Heritage Board Meeting of May 18, 2000, be received; and,
- That the three-page handout from R. Barreiro providing samples of interpretive sign panels being used by the City of Hamilton in its Sam Lawrence Park, to the Brampton Heritage Board Meeting of June 18, 2000, be received.
- HB068-2000 That the following delegations re: **HERITAGE DISTRICT DESIGNATION FOR STREETS IN BRAMPTON DOWNTOWN AREA** (File G33), to the Brampton Heritage Board Meeting of May 18, 2000, be received:
1. Andrew deGroot, 27 Rosedale Avenue West, Brampton
 2. Ms. Laurie Huber, 19 Isabella Street, Brampton
 3. Mr. Allan McGregor, 4 David Street, Brampton
 4. Ms. Christine Cripps, 59 Rosedale Avenue West, Brampton; and,
- That the copy of the residents' presentation to the Planning and Building Committee Meeting of May 1, 2000, distributed to the Brampton Heritage Board Meeting of May 18, 2000, entitled, **"PROTECTING OUR NEIGHBOURHOOD – KEEPING THE CHARACTER AND CHARM OF 'THE WASHINGTON BLOCK'"** be received; and,
- That the Brampton Heritage Board supports the residents in their efforts to pursue the designation of their neighbourhood as a Heritage District and looks forward to being kept informed of their progress and activities.
- HB069-2000 That the verbal reports from M. Sim and H. DiDomizio, to the Brampton Heritage Board Meeting of May 18, 2000, re: **TOWN OF NIAGARA-ON-THE-LAKE LACAC CONFERENCE – "A UNIQUE HERITAGE EXPERIENCE" – APRIL 28, 29, 2000** (File G33) be received.
- HB070-2000 That the report from D. Nicholson, Policy and Heritage Planner, Planning and Building, to the Planning and Building Committee, dated May 4, 2000, to the Brampton Heritage Board Meeting of May 18, 2000, re: **STATUS REPORT, REVIEW AND UPDATE OF THE CITY OF BRAMPTON INVENTORY OF HERITAGE RESOURCES (HERITAGE PRESERVATION TOOLS)** (File G33) be received.
- HB071-2000 That the verbal report from D. Nicholson, Policy and Heritage Planner, Planning and Building, to the Brampton Heritage Board Meeting of May 18, 2000, re: **MEETING OF GREATER TORONTO AREA HERITAGE STAFF** (File G33) be received.

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- HB072-2000 That the correspondence from D. Nicholson, Heritage and Policy Planner, Planning and Building Department, to Mr. R. Unterman, Unterman and McPhail Associates, dated May 1, 2000, to the Brampton Heritage Board Meeting of May 18, 2000, re: **REVIEW AND UPDATE OF THE CITY OF BRAMPTON INVENTORY OF HERITAGE RESOURCES** (File G33) be received.
- HB073-2000 That the correspondence from Mr. Rick Schofield, Corporate Secretary, Community Heritage Ontario, undated, to the Brampton Heritage Board Meeting of May 18, 2000, re: **MEMBERSHIP IN COMMUNITY HERITAGE ONTARIO** (File G33) be received; and,
- That the Brampton Heritage Board renew its membership in Community Heritage Ontario for a period of one year at a total cost of \$50.00.
- HB074-2000 That the correspondence (e-mail) from Mr. Steve Nelson, 4 Knightsbridge Road, Brampton, dated May 17, 2000, to the Brampton Heritage Board Meeting of May 18, 2000, re: **PRESERVATION OF BUILDING DATESTONES** (File G33) be **deferred** to the Brampton Heritage Board Meeting of June 15, 2000.
- HB075-2000 That Glendale Public School, 35 Sunset Boulevard, Brampton, be nominated for an award under the Ontario Heritage Foundation's Young Heritage Leaders Program 2000, for its efforts in preserving our natural heritage through its naturalization project.
- HB076-2000 That the Brampton Heritage Board do now adjourn to meet again on Thursday, June 15, 2000, at 7:00 p.m., or at the call of the Chair.

L. OTHER BUSINESS

1. Regional Councillor Fennell submitted correspondence from Monica Berzins dated May 26, 2000, re: : **NEIGHBOURHOOD MEETING FOLLOW-UP – JESSIE STREET & ROYCE AVENUE** (File P75CE)
- PB164-2000 That the correspondence from Monica Berzins, dated May 26, 2000, to the Planning and Building Committee Meeting of June 5, 2000, re: **NEIGHBOURHOOD MEETING FOLLOW-UP – JESSIE STREET & ROYCE AVENUE** (File P75CE) be received.

CARRIED

M. QUESTION PERIOD - nil

N. CLOSED MEETING

O. ADJOURNMENT

- PB165-2000 That the Planning & Building Committee do now adjourn to meet again on Monday, June 19, 2000 at 7:00 p.m. or at the call of the Chair.

JUNE 19, 2000

**1:00 P.M. – REGULAR MEETING
COUNCIL CHAMBERS - 4TH FLOOR**

PRESENT:

City Councillor G. Gibson (Chair)
Regional Councillor L. Bissell - arrived at 1:10 p.m.
Regional Councillor S. Fennell - arrived at 1:30 p.m.
Regional Councillor G. Miles
City Councillor B. Hunter
City Councillor L. Jeffrey
City Councillor R. Callahan
City Councillor S. DiMarco
City Councillor J. Hutton - arrived at 1:11 p.m.
City Councillor P. Richards
City Councillor D. Metzak
City Councillor J. Sprovieri
City Councillor S. Hames

ABSENT:

Regional Councillor R. Begley (vacation)
Regional Councillor P. Palleschi (Vice-Chair) (ill)
City Councillor B. Cowie (vacation)

STAFF PRESENT:

J. Metras, Commissioner of Legal Services & City Solicitor
J. Marshall, Commissioner Planning and Building
J. Corbett, Director, Development Services, Planning & Building
R. Bino, Director of Development and Engineering Services,
Works & Transportation
K. Walsh, Director Facility Development & Property Management,
Community Services
L.J. Mikulich, City Clerk, Legal Services
K. MacCollum, Legislative Co-ordinator, Legal Services

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The meeting was called to order at 1:05 p.m.

Committee adjourned at 1:45 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

ITEM	RECOMMENDATION
A.	PB166-2000 APPROVAL OF AGENDA
F1.	PB167-2000 RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - GINO IACOUCCI - SOUTHEAST CORNER OF MAYFIELD ROAD AND COLONEL BERTRAM ROAD - WARD 2 (File C1E17.19)
F2.	PB168-2000 RECOMMENDATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - TAFMAR HOLDINGS LIMITED - 10205 AND 10225 KENNEDY ROAD NORTH - WARD 2 (File C2E12.13)
F3.	PB169-2000 RECOMMENDATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - SANDRINGHAM PLACE INC. (NEIGHBOURHOOD 502) - PART OF LOTS 12 AND 13, CONCESSION 6, E.H.S. - WARD 10 (File C6E12.2b)
FG4.	PB170-2000 RECOMMENDATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - YONGESTAR CUSTOM HOMES INC. - WEST SIDE OF HIGHWAY NUMBER 50/SOUTHERLY TERMINUS OF CLARKWAY DRIVE - WARD 10 (File C10E7.4)
H1.	PB171-2000 BUILDING PERMIT ACTIVITY FOR THE MONTH OF MAY 2000 (File B11)
L 1.	PB172-2000 STREET NAME OF EARL COOK TO STREET NAMING COMMITTEE
O.	PB173-2000 ADJOURNMENT

City Councillor Gibson, Chair

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A. APPROVAL OF AGENDA

PB166-2000 That the Agenda for the Planning & Building Committee Meeting dated June 19, 2000, be approved as printed.

CARRIED

B. CONFLICTS OF INTEREST - nil

C. CONSENT

- * The following items listed with an asterisk (*) are considered to be routine and non-controversial by the Committee and will be approved at one time. There will be no separate discussion of these items unless a Committee Member requests it, in which case the item will not be consented to and will be considered in the normal sequence of the agenda.

(F1, F2, F4, H1)

D. DELEGATIONS - nil

E. DEFERRED/REFERRED ITEMS - nil

F. DEVELOPMENT TEAM REPORTS

- * F 1. Report from J. Hardcastle, Development Planner, Planning and Building Department, dated May 24, 2000, re: **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - GINO IACOUCCI - SOUTHEAST CORNER OF MAYFIELD ROAD AND COLONEL BERTRAM ROAD - WARD 2** (File C1E17.19).

PB167-2000 That the report from J. Hardcastle, Development Planner, Planning and Building Department, dated May 24, 2000, to the Planning and Building Committee Meeting of June 19, 2000, re: **RECOMMENDATION REPORT – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - GINO IACOUCCI - SOUTHEAST CORNER OF MAYFIELD ROAD AND COLONEL BERTRAM ROAD - WARD 2** (File C1E17.19) be received; and,

That prior to the issuance of draft plan approval the applicant shall submit a revised draft plan of subdivision reflecting reconfigured ownership and lot boundaries resulting from the closure and sale of the Andrew Street Right of Way;

That prior to the issuance of draft approval, the applicant shall also prepare a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Community Information Maps;

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That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan;

That staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following:

- A) The site specific zoning by-law containing the following:
- 1) The subject lands shall be zoned with a site specific “Residential Single Family (R1A)” zone category and a “Flood Plain (F)” zone category.
 - a) The R1A zone category shall permit the following uses:
 - i) a single-family detached dwelling;
 - ii) a group home, subject to the requirements and restrictions set out in section 10.15;
 - iii) an auxiliary group home, subject to the requirements and restrictions set out in section 10.15;
 - iv) purposes accessory to the other permitted purposes; and,
 - v) a home occupation, subject to the requirements and restrictions set out in section 10.12.
 - b) The R1A zone category shall be subject to the following requirements and restrictions:
 - i) Minimum lot area
Interior lot - 500 square metres
Corner lot - 550 square metres
 - ii) Minimum lot width
Interior lot - 15 metres
Corner lot - 15 metres
 - iii) Minimum Lot Depth - 34 metres
 - iv) Minimum Front Yard Depth - 4.5 metres to the front wall of the dwelling and 6.0 metres to the front wall of the garage.
 - v) Minimum Interior Side Yard Setback - 1.8 metres
 - vi) Minimum Exterior Side Yard Setback - 3.0 metres
 - vii) Minimum Rear Yard Setback - 7.6 metres, except where the rear yard abuts a Floodplain zone category it shall be 10 metres from the zone boundary
 - viii) Maximum Building Height - 10.6 metres
 - ix) Minimum Gross Floor Area - 185 square metres
 - x) Minimum Landscaped Open Space - 70 percent of the front yard, except in the case of a lot where the side lot lines converge towards the front lot line, where the minimum landscaped open space shall be 60 percent of the front yard.
 - c) The F zone category shall permit the following uses:
 - i) flood and erosion control;

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- ii) conservation area or purpose; and,
- iii) public park.
- d) The F zone category shall be subject to the following requirement and restriction:
 - i) No person shall, within any floodplain zone, erect, alter or use any building or structure for any purpose except that of flood or erosion control.

That Planning and Building Committee recommend approval of the subject application for Draft Plan of Subdivision and authorize staff to issue notice of draft plan approval, subject to the following conditions:

- a) any necessary red-line revisions to the draft plan identified by staff;
- b) all conditions contained in the ***City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision***, or derivatives or special applications of said conditions, including the related policies pertaining to the Upscale Executive Housing Recommendations endorsed by City Council, as determined by the Commissioner of Planning and Building;
- c) the preparation of special architectural design guidelines, in accordance with the Upscale Executive Housing Policies, to address such items as:
 - Open space views and vistas;
 - Community squares and special parkettes;
 - Pedestrian walkways and connections(including enhanced fence and landscaping treatments);
 - Streetscapes and landscape treatments;
 - Identifiable and appropriate edge treatments and entry features to the community;
 - Road treatments;
 - Sidewalk treatments;
 - Special pavement treatments (interlocking stones) and parking lanes;
 - Special porch treatments;
 - Special garage treatments; and,other matters deemed appropriate for the development of the subject property.

CARRIED

- * F 2. Report from N. Grady, Development Planner, Planning and Building Department, dated June 9, 2000, re: **RECOMMENDATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - TAFMAR HOLDINGS LIMITED - 10205 AND 10225 KENNEDY ROAD NORTH - WARD 2** (File C2E12.13).

PB168-2000 That the report from N. Grady, Development Planner, Planning and Building Department, dated June 9, 2000, to the Planning and Building Committee Meeting of June 19, 2000, re: **RECOMMENDATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - TAFMAR HOLDINGS LIMITED - 10205**

AND 10225 KENNEDY ROAD NORTH - WARD 2 (File C2E12.13) be received; and,

That prior to the issuance of draft plan approval, the applicant shall prepare a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to the Sales Office Community Information Maps;

That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan.

That Planning and Building Committee recommend approval of an Official Plan Amendment that amends the Heart Lake East Secondary Plan to enable single family and semi-detached development as shown on the proposed draft plan of subdivision as well as an appropriate land use designation and associated policies for the portion of the subject lands proposed to be developed for a two storey retail/commercial/office building.

That prior to the enactment of the zoning by-law for the commercial block, the applicant shall submit elevation and urban design concept plans to the satisfaction of the Commissioner of the Planning and Building Department. The design shall incorporate: an architectural pitched roof design having a residential character along both the Kennedy Road and Penrith Court elevations; architectural detailing on all sides of the proposed retail/commercial/office building comparable to the front elevation facing Kennedy Road; a prominent entrance to the second floor of the commercial building; and, the screening of roof top mechanical units

That Planning and Building Committee recommend approval of the site specific zoning by-law that shall contain the following:

- 1) The portion of the subject lands proposed for single family detached lots shall be zoned with a site specific R1D zone category which shall permit the following uses:
 - a) shall only be used for those purposes permitted in an R1D zone;
 - b) shall also be subject to the following requirements and restrictions:
 - (1) Minimum Lot Area: - 261 square metres;
 - (2) Minimum Lot Width: - 9.0 metres
 - (3) Minimum Lot Depth: - 29 metres;
 - (4) Minimum Front Yard Depth:
 - 6.0 metres to the front garage and 4.5 metres to the front wall of a dwelling;
 - (5) Minimum Rear Yard Depth:

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- 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- (6) Minimum Interior Side Yard Width:
 - 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- (7) Maximum Building Height: 2 storeys;
- (8) Minimum Landscaped Open Space:
 - 40% of the minimum front yard area; and,
 - 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (9) the following provisions shall apply to garages:
 - (a) the maximum garage door width shall be 3.10 metres;
 - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
 - (c) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- 2) The portion of the subject lands proposed for semi-detached lots shall be zoned with a site specific R2A zone category which shall permit the following uses:
 - a) shall only be used for those purposes permitted in an R2A zone;
 - b) shall also be subject to the following requirements and restrictions:
 - (1) Minimum Lot Area:- 210 square metres;
 - (2) Minimum Lot Width: - 14.0 metres per lot and 7.0 metres per dwelling unit;
 - (3) Minimum Lot Depth:- 30 metres;

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- (4) Minimum Front Yard Depth:
 - 6.0 metres to the front garage and 4.5 metres to the front wall of a dwelling;
 - (5) Minimum Rear Yard Depth:
 - 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
 - (6) Minimum Interior Side Yard Width:
 - 1.2 metres, except where the common wall of the dwelling unit coincides with a side lot line the setback may be 0;
 - (7) Maximum Building Height: 2 storeys;
 - (8) Minimum Landscaped Open Space:
 - 40% of the minimum front yard area; and,
 - 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
 - (9) the following provisions shall apply to garages:
 - (a) the maximum garage door width shall be 3.10 metres;
 - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
 - (c) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.
- 3) The portion of the subject lands proposed for retail/commercial/office purposes shall be zoned with a site specific Service Commercial (SC) Zone category which shall permit the following uses:
- a) shall only be used for the following purposes:
 - (1) a retail establishment without the outside storage and display of goods and materials;

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- (2) a service shop;
 - (3) a personal service shop;
 - (4) a bank, trust company, finance company;
 - (5) an office, including medical offices ;
 - (6) a laundry distribution station;
 - (7) a dining room restaurant, a standard restaurant, a take-out restaurant, a fast food restaurant without drive-through facilities;
- b) shall also be subject to the following requirements and restrictions:
- (1) the following purposes shall not be permitted: (i) adult entertainment parlour; (ii) adult video store; (iii) pool halls; (iv) amusement arcades; (v) temporary open air markets; (vi) no storage of goods and materials outside a building;
 - (2) maximum gross leasable commercial floor area- 1,000 square metres;
 - (3) minimum front yard depth- 16.0 metres;
 - (4) minimum rear yard depth- 9.0 metres
 - (5) minimum setback from the southerly property line- 4.0 metres;
 - (6) minimum setback from the northerly property line- 42 metres;
 - (7) Landscaped Open Space
 - a 3.0 metre wide landscaped open space area shall be provided along the front lot line, except at approved access locations; and,
 - a 3.0 metre wide landscaped open space area shall be provided along the rear lot line.
 - (8) Maximum Building Height- 2 storeys;
 - (9) refuse storage for restaurant uses shall be contained in a climate controlled areas within a building;
 - (10) all garbage and refuse storage, other than for a restaurant, including containers for the storage of recyclable materials, shall be enclosed within a building.
 - (11) Shall be subject to the general provisions of Zoning By-law 151-88, and all the requirements relating to the SC zone which are not in conflict with the ones set out in 3. B) above

That Planning and Building Committee recommend approval of the subject application and staff be authorized to issue the notice of draft plan approval, subject to the following:

1. any necessary red-line revisions to the draft plan identified by staff; and,
2. all conditions contained in the **City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivisions**, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning and Building.

CARRIED

- F 3. Report from K. Ash, Manager, Development Services, Planning and Building Department, dated May 30, 2000, re: **RECOMMENDATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - SANDRINGHAM PLACE INC. (NEIGHBOURHOOD 502) - PART OF LOTS 12 AND 13, CONCESSION 6, E.H.S. - WARD 10** (File C6E12.2b).

Discussion took place regarding alternative uses for the 50 acre dual campus if the School Boards decide not to locate on the site. Staff responded to Committee by informing them that any change to the permitted school and park uses would require official plan and zoning amendments, both of which would require a public meeting. Committee was also informed that if one of the school boards do not require the site then the community park would be enlarged, and residential component would still not be part of this scenario. Committee members indicated that it was City policy to dual zone school sites for alternative residential uses. In this particular case, dual zoning was not recommended because of the City's interest in pursuing the school-park campus with one or two secondary schools, and the complexity of the various configurations of school and municipal uses.

Discussion took place regarding preserving the woodlot on the site, staff responded that as many of the trees would be saved as possible. Committee asked about the use of a safety zone on Sandalwood Parkway to help with possible traffic problems. Staff responded that the number of openings on Sandalwood Parkway has been reduced but they are still waiting for the engineering drawings.

Direction was given to:

Planning staff to include a warning clause for perspective purchasers that the community park/secondary school campus has been sited to accommodate two secondary schools, a community park/recreation centre and a fire hall. Any change to the size of the campus and the permitted school and municipal uses will require an amendment to the official plan and zoning by-law for the site, with the opportunity for public input.

Works and Transportation staff to include a road layout map in sales pavilions for perspective purchasers to view (the map is to show right-in/right-outs etc.); and,

Works and Transportation staff to address the issue of safety zones on Sandalwood Parkway.

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PB169-2000 That the report from K. Ash, Manager, Development Services, Planning and Building Department, dated May 30, 2000, to the Planning and Building Committee Meeting of June 19, 2000, re: **RECOMMENDATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - SANDRINGHAM PLACE INC. (NEIGHBOURHOOD 502) - PART OF LOTS 12 AND 13, CONCESSION 6, E.H.S. - WARD 10** (File C6E12.2b) be received; and,

That this report entitled "Proposed Draft Plan of Subdivision and Application to Amend the Official Plan and Zoning By-law by Sandringham Place Inc (Files: C6E12.2b and 21T-92025B) dated May 30, 2000; be received;

That prior to the issuance of draft plan approval, the Official Plan amendment shall be approved;

That prior to the issuance of draft plan approval, the applicant shall prepare a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Community Information Maps;

That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan.

That Planning and Building Committee recommend approval of the subject application and staff be authorized to issue the notice of draft plan approval, subject to the following:

1. any necessary red-line revisions to the draft plan identified by staff; and,
2. all conditions contained in the *City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision*, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning and Building.

That prior to the enactment of the zoning by-law for the commercial block, the application shall submit elevation and urban design concept plans to the satisfaction of the Commissioner of Planning and Building. The design shall incorporate a pitched roof from the Airport Road and Sandalwood Parkway frontages and shall be consistent with the residential character of the area.

CARRIED

* F 4. Report from N. Grady, Development Planner, Planning and Building Department, dated June 9, 2000, re: **RECOMMENDATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - YONGESTAR CUSTOM HOMES INC. - WEST SIDE OF HIGHWAY NUMBER 50/SOUTHERLY TERMINUS OF CLARKWAY DRIVE - WARD 10** (File C10E7.4).

PB170-2000 That the report from N. Grady, Development Planner, Planning and Building Department, dated June 9, 2000, to the Planning and Building Committee Meeting of

June 19, 2000, re: **RECOMMENDATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - YONGESTAR CUSTOM HOMES INC. - WEST SIDE OF HIGHWAY NUMBER 50/SOUTHERLY TERMINUS OF CLARKWAY DRIVE - WARD 10** (File C10E7.4) be received; and,

That prior to the issuance of draft plan approval, the applicant shall prepare a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to the Sales Office Community Information Maps;

That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan.

That prior to the issuance of draft plan approval, the City shall receive confirmation from the Trustee of the Bram East Landowners Group that the applicant has executed the cost sharing agreement for funding the Williams Parkway Extension Class Environmental Assessment Study and has paid it's proportional share of the cost of the study to the Trustee.

That Planning and Building Committee recommend approval of the subject application subject to:

1. any necessary red-line revisions to the draft plan identified by staff; and,
2. all conditions contained in the **City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivisions**, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning and Building, including the following :
 - (a) Prior to the release of the plan for registration, the Williams Parkway Environmental Assessment shall be complete from Highway Number 50 to The Gore Road; and,
 - (b) The applicant agrees to hold from sales and marketing to purchasers the following blocks and lots: Blocks 144, 145, 146 and 155, lots 100-116 (inclusive) until the preferred solution (alignment alternative) has been selected and finalized to the satisfaction of the Works and Transportation Department of the City of Brampton.
 - (c) The applicant agrees to modify the plan of subdivision to conform with the final approved alignment for Williams Parkway as determined through the Environmental Assessment process.
 - (d) The applicant agrees to reserve Blocks 154 and 155 for potential development of apartment building (s) for a minimum of three (3) years from the date building permits are issued for District Retail Block 156.

CARRIED

G. POLICY PLANNING REPORTS - nil

H. BUILDING REPORTS

- * H 1. Report from B. Campbell, Director of Building and Chief Building Official, Planning and Building Department, dated June 12, 2000, re: **BUILDING PERMIT ACTIVITY FOR THE MONTH OF MAY 2000** (File B11).

PB171-2000 That the report from B. Campbell, Director of Building and Chief Building Official, Planning and Building Department, dated June 12, 2000, to the Planning and Building Committee Meeting of June 19, 2000, re: **BUILDING PERMIT ACTIVITY FOR THE MONTH OF MAY 2000** (File B11) be received.

CARRIED

I. URBAN DESIGN AND ZONING REPORTS - nil

J. HERITAGE BOARD MINUTES - nil

K. OTHER BUSINESS - nil

L. QUESTION PERIOD

1. Councillor DiMarco requested that Planning & Building Committee submit the name of Earl Cook (Street, Drive, Court) to the Region of Peel Street Naming Committee. The location of the street is to be in the development known as Cookfield (File C3W12.5).

PB172-2000 That the name Earl Cook (Street, Drive, Court) be recommended to the Region of Peel Street Naming Committee as a name for a street in the Cookfield Development (City of Brampton File C3W12.5).

CARRIED

2. Councillor Jeffrey thanked planning staff for their patience with the applicant re: **RECOMMENDATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - TAFMAR HOLDINGS LIMITED - 10205 AND 10225 KENNEDY ROAD NORTH - WARD 2** (File C2E12.13).

3. Councillor Sprovieri inquired of staff the status of the road connection on Torbram Road opposite Eagle Ridge.

M. CLOSED MEETING - nil

N. ADJOURNMENT

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PB173-2000 That the Planning & Building Committee do now adjourn to meet again on
Wednesday, July 5, 2000 at 7:00 p.m. or at the call of the Chair.

CARRIED

JULY 5, 2000

**7:00 P.M. – REGULAR MEETING
COUNCIL CHAMBERS - 4TH FLOOR**

PRESENT:

Regional Councillor P. Palleschi (Vice-Chair)
Regional Councillor L. Bissell
Regional Councillor R. Begley
Regional Councillor S. Fennell
Regional Councillor G. Miles
City Councillor B. Hunter
City Councillor L. Jeffrey
City Councillor J. Hutton
City Councillor B. Cowie
Councillor P. Richards (arrived 7:27 p.m.)
City Councillor D. Metzak
City Councillor J. Sprovieri
City Councillor S. Hames

ABSENT:

City Councillor G. Gibson (Chair) (vacation)
City Councillor R. Callahan (vacation)
City Councillor S. DiMarco

STAFF PRESENT:

J. Metras, Commissioner of Legal Services & City Solicitor
J. Marshall, Commissioner Planning and Building
R. Bino, Director of Development and Engineering Services,
Works & Transportation
K. Walsh, Director Facility Development & Property Management,
Community Services
L.J. Mikulich, City Clerk, Legal Services
K. MacCollum, Legislative Co-ordinator, Legal Services

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The meeting was called to order at 7:25 p.m.

Committee adjourned at 7:55 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

ITEM	RECOMMENDATION
A.	PB174-2000 APPROVAL OF AGENDA
* D 1.	PB175-2000 INFORMATION REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - MATTAMY (CASTLEMORE) LIMITED - WARD 10 (File C7E13.4).
* D 2.	PB176-2000 INFORMATION REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - OAKWOOD RETIREMENT COMMUNITIES INC. - WARD 10 (File C3E13.4).
* D 3.	PB177-2000 INFORMATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - CASTLEMORE DEVELOPMENTS INC. - WARD 10 (File C7E12.4).
* D 4.	PB178-2000 INFORMATION REPORT - APPLICATION O AMEND THE ZONING BY-LAW - FLETCHERS CONTWO INVESTMENTS LTD. - WARD 6 (File C2W10.9).
* D 5.	PB179-2000 INFORMATION REPORT - CITY HOUSEKEEPING ZONING BY-LAW AMENDMENT - THE CORPORATION OF THE CITY OF BRAMPTON - WARD 6 (File G02BR).
* D 6.	PB180-2000 INFORMATION REPORT - PEEL DISTRICT SCHOOL BOARD - WARD 10 (File C5E12.7).
* D 7.	PB181-2000 INFORMATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - DANIMAR HOLDINGS INC. - WARD 6 (File C2W12.2).
* D 8.	PB182-2000 INFORMATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - VESTA LUNCH AND RESTAURANT - WARD 8 (File T3E15.18).
* F 1.	PB183-2000 RECOMMENDATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW (THREE YEAR TEMPORARY USE BY-LAW) - TOTALLINE TRANSPORT INC. - WARD 10 (File C7E5.16).
* F 2.	PB184-2000 RECOMMENDATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW AND PROPOSED DRAFT PLAN OF SUBDIVISION - SOMMERS GLEN ESTATES INC. - WARD 10 (File C9E7.6).

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| F 3. | PB185-2000 | RECOMMENDATION REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - RANBURNE HOLDINGS LIMITED - WARD 2 (File C2E11.13). | |
| * | H 1. | PB186-2000 | SCHOOL ACCOMMODATION POLICY TECHNICAL AND CONSULTATION PROCESS (File G70-SC). |
| * | K 1. | PB187-2000 | Minutes - BRAMPTON HERITAGE BOARD - June 15, 2000. |
| * | K 2. | PB188-2000 | Minutes - BRAMPTON HERITAGE BOARD - June 27, 2000. |
| | L 1. | | DECISION ON AN APPEAL TO THE ONTARIO MUNICIPAL BOARD - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - METRUS CENTRAL PROPERTIES INC., WARD 6 (File C4W1.3). |
| O. | PB189-2000 | ADJOURNMENT | |

Regional Councillor Palleschi, Vice Chair

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A. APPROVAL OF AGENDA

PB174-2000 That the Agenda for the Planning & Building Committee Meeting dated July 5, 2000, be approved as amended to add:

- L 1. Verbal report from Commissioner Marshall, Planning and Building re:
DECISION ON AN APPEAL TO THE ONTARIO MUNICIPAL BOARD - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - METRUS CENTRAL PROPERTIES INC., WARD 6 (File C4W1.3).

CARRIED

B. CONFLICTS OF INTEREST - nil

C. CONSENT

- * The following items listed with an asterisk (*) are considered to be routine and non-controversial by the Committee and will be approved at one time. There will be no separate discussion of these items unless a Committee Member requests it, in which case the item will not be consented to and will be considered in the normal sequence of the agenda.

(D1, D2, D3, D4, D5, D6, D7, D8, F1, F2, H1, K1, K2)

D. PUBLIC MEETING REPORTS

- * D 1. Report from N. Grady, Development Planner, Planning and Building, dated June 22, 2000, re: **INFORMATION REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - MATTAMY (CASTLEMORE) LIMITED - WARD 10** (File C7E13.4).

No member of the public spoke.

PB175-2000 That the report from N. Grady, Development Planner, Planning and Building, dated June 22, 2000, to the Planning and Building Committee Meeting of July 5, 2000, re: **INFORMATION REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - MATTAMY (CASTLEMORE) LIMITED - WARD 10** (File C7E13.4) be received; and,

That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- * D 2. Report from N. Grady, Development Planner, Planning and Building, dated June 22, 2000, re: **INFORMATION REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - OAKWOOD RETIREMENT COMMUNITIES INC. - WARD 10** (File C3E13.4).

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Linda Ferguson, representing Peel Condominium Corporation 564, informed committee of their concerns with the proposed height of the building as well as the aesthetic look of parking in front of building. They requested a height of 5 storeys and that the building be tiered on the sides. Councillor Sprovieri asked if staff will meet with the residents to discuss their requests. Staff replied that a meeting will be set up, and a report will be sent back to the Planning and Building Committee. Councillor Sprovieri requested notification of the meeting along with Regional Councillor Palleschi and Mayor Robertson.

PB176-2000 That the report from N. Grady, Development Planner, Planning and Building, dated June 22, 2000, to the Planning and Building Committee Meeting of July 5, 2000, re: **INFORMATION REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - OAKWOOD RETIREMENT COMMUNITIES INC. - WARD 10** (File C3E13.4) be received; and,

That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

* D 3. Report from N. Grady, Development Planner, Planning and Building, dated June 22, 2000, re: **INFORMATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - CASTLEMORE DEVELOPMENTS INC. - WARD 10** (File C7E12.4).

No member of the public spoke.

PB177-2000 That the report from N. Grady, Development Planner, Planning and Building, dated June 22, 2000, to the Planning and Building Committee Meeting of July 5, 2000, re: **INFORMATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - CASTLEMORE DEVELOPMENTS INC. - WARD 10** (File C7E12.4) be received; and,

That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

* D 4. Report from R. Nykyforchyn, Development Planner, Planning and Building, dated June 23, 2000, re: **INFORMATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - FLETCHERS CONTWO INVESTMENTS LTD. - WARD 6** (File C2W10.9).

No member of the public spoke.

PB178-2000 That the report from R. Nykyforchyn, Development Planner, Planning and Building, dated June 23, 2000, to the Planning and Building Committee Meeting of July 5, 2000, re: **INFORMATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - FLETCHERS CONTWO INVESTMENTS LTD. - WARD 6** (File C2W10.9) be received; and,

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That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- * D 5. Report from R. Nykyforchyn, Development Planner, Planning and Building, dated June 23, 2000, re: **INFORMATION REPORT - CITY HOUSEKEEPING ZONING BY-LAW AMENDMENT - THE CORPORATION OF THE CITY OF BRAMPTON - WARD 6** (File G02BR).

No member of the public spoke.

- PB179-2000 That the report from R. Nykyforchyn, Development Planner, Planning and Building, dated June 23, 2000, to the Planning and Building Committee Meeting of July 5, 2000, re: **INFORMATION REPORT - CITY HOUSEKEEPING ZONING BY-LAW AMENDMENT - THE CORPORATION OF THE CITY OF BRAMPTON - WARD 6** (File G02BR) be received; and,

That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- * D 6. Report from J. Hardcastle, Development Planner, Planning and Building, dated June 12, 2000, re: **INFORMATION REPORT - PEEL DISTRICT SCHOOL BOARD - WARD 10** (File C5E12.7).

John Hardcastle, Development Planner, Planning and Building, gave a presentation of the development. Regional Councillor Bissell asked if a "Kiss and Ride" driveway has been proposed. Mr. Stephen Hare, Peel District School Board informed committee that a "Kiss and Ride Program" will be located at this school. Councillor Metzack asked if there is sufficient room for all buses that may be required and was informed that the bus lane provided will be sufficient.

- PB180-2000 That the report from J. Hardcastle, Development Planner, Planning and Building, dated June 12, 2000, to the Planning and Building Committee Meeting of July 5, 2000, re: **INFORMATION REPORT - PEEL DISTRICT SCHOOL BOARD - WARD 10** (File C5E12.7) be received; and,

That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- * D 7. Report from T. Goodeve, Development Planner, Planning and Building, dated June 21, 2000, re: **INFORMATION REPORT - PROPOSED DRAFT PLAN OF**

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**SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW -
DANIMAR HOLDINGS INC. - WARD 6** (File C2W12.2).

No member of the public spoke.

- PB181-2000 That the report from T. Goodeve, Development Planner, Planning and Building, dated June 21, 2000, to the Planning and Building Committee Meeting of July 5, 2000, re: **INFORMATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - DANIMAR HOLDINGS INC. - WARD 6** (File C2W12.2) be received; and,

That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- * D 8. Report from P. Snape, Supervisor, Information Services and Land Development, Planning and Building, dated June 19, 2000, re: **INFORMATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - VESTA LUNCH AND RESTAURANT - WARD 8** (File T3E15.18).

Mr. Neil Craik, counsel for adjacent landowners, voiced his clients concerns regarding trucks/trailers being parked/stored on the property, and regarding the use of a gravel laneway that connects Wilkinson Road to Steeles Avenue. Discussion took place regarding outstanding charges against the property owner. Commissioner Metras informed committee that a court date has been set for September 6, 2000, to deal with the charges. Councillor Sprovieri asked if comments have been received from the Region of Peel Traffic Department

- PB182-2000 That the report from P. Snape, Supervisor, Information Services and Land Development, Planning and Building, dated June 19, 2000, to the Planning and Building Committee Meeting of July 5, 2000, re: **INFORMATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - VESTA LUNCH AND RESTAURANT - WARD 8** (File T3E15.18) be received; and,

That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

E. DELEGATIONS - nil

F. DEFERRED/REFERRED ITEMS - nil

- * F 1. Report from N. Grady, Development Planner, Planning and Building, dated June 22, 2000, re: **RECOMMENDATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW (THREE YEAR TEMPORARY USE BY-LAW) - TOTALLINE TRANSPORT INC. - WARD 10** (File C7E5.16).

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PB183-2000 That the report from N. Grady, Development Planner, Planning and Building, dated June 22, 2000, to the Planning and Building Committee Meeting of July 5, 2000, re: **RECOMMENDATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW (THREE YEAR TEMPORARY USE BY-LAW) - TOTALLINE TRANSPORT INC. - WARD 10** (File C7E5.16) be received; and,

That prior to the enactment of the zoning by-law, the applicant shall make arrangements satisfactory to the Chief Building Official for obtaining a change of use permit for the indoor automobile sales display area, including provisions for any necessary building upgrades; and,

That Planning and Building Committee recommend approval of the site specific zoning by-law that shall contain the following:

- (1) Motor vehicle sales will be permitted for a maximum three (3) year period.
- (2) A maximum of 10 motor vehicles will be displayed for sale within a building.
- (3) The display area for motor vehicles sales shall not exceed 92 square metres.
- (4) A motor vehicle body shop and a motor vehicle repair shop shall not be permitted.
- (5) Minimum Number of Parking Spaces for Motor Vehicle Sales- 4.

CARRIED

* F 2. Report from P. Snape, Supervisor, Information Services and Land Development, Planning and Building, dated June 16, 2000, re: **RECOMMENDATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW AND PROPOSED DRAFT PLAN OF SUBDIVISION - SOMMERS GLEN ESTATES INC. - WARD 10** (File C9E7.6).

PB184-2000 That the report from P. Snape, Supervisor, Information Services and Land Development, Planning and Building, dated June 16, 2000, to the Planning and Building Committee Meeting of July 5, 2000, re: **RECOMMENDATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW AND PROPOSED DRAFT PLAN OF SUBDIVISION - SOMMERS GLEN ESTATES INC. - WARD 10** (File C9E7.6) be received; and,

That prior to the issuance of draft plan approval, the applicant shall prepare a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Community Information Maps;

That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan.

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Planning and Building Committee approve of the subject application and authorize staff to issue notice of draft plan approval, subject to the following:

- a) a red-line revision to delete Block 316 and to add a new park block in the area currently occupied by Lots 14 to 20;
- b) any other necessary minor red-line revisions to the draft plan identified by staff; and
- c) all conditions contained in the *City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision*, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning and Building.

CARRIED

- F 3. Report from D. Muirhead, Development Planner, Planning and Building, dated June 16, 2000, re: **RECOMMENDATION REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - RANBURNE HOLDINGS LIMITED - WARD 2** (File C2E11.13).

Councillor Jeffrey explained that meetings were held with the proponent and they requested the parkland dedication clause be removed for the recommendation.

- PB185-2000 That the report from D. Muirhead, Development Planner, Planning and Building, dated June 16, 2000, to the Planning and Building Committee Meeting of July 5, 2000, re: **RECOMMENDATION REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - RANBURNE HOLDINGS LIMITED - WARD 2** (File C2E11.13) be received; and,

That the application to amend the official plan and zoning by-law be approved and staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following:

- 1. The Official Plan Amendment shall amend the Official Plan of the City of Brampton to designate the subject lands as "Private Commercial Recreation" and shall also add to the list of amendments pertaining to Secondary Plan Area 4: Heart Lake East to allow the subject property to be used for golf course, driving range and accessory uses.
- 2. The site specific zoning by-law shall contain the following:
 - a) the subject lands shall be zoned with a site specific "Recreation Commercial" Zone (RC) category which shall only permit the following uses:
 - (1) a golf course;
 - (2) a driving range;
 - (3) purposes accessory to the permitted uses.

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- b) shall also be subject to the requirements and restrictions relating to the Recreation Commercial (RC) Zone and all of the general provisions of the by-law which are not in conflict with the ones set out above.
3. Prior to the enactment of the zoning by-law, the applicant shall enter into an agreement with the City which shall include the following provisions:
- (a) Prior to the issuance of a building permit, a site development plan, a landscape plan, grading and drainage plan, a fire protection plan and an engineering servicing plan shall be approved by the City, and the appropriate securities shall be deposited with the City to ensure implementation of these plans in accordance with the City's site plan review process.
 - (b) The Owner shall pay all applicable Regional, City and Education Development Charges in accordance with their respective Development Charges By-laws.
 - (c) The Owner shall grant easements as may be required for the installation of utilities and municipal services to service the lands, to the appropriate authorities.
 - (d) The Owner shall agree that on-site waste collection shall be provided through a private waste hauler.
 - (e) Prior to site plan approval, a Geotechnical Study shall be prepared to the satisfaction of the Commissioner of Works and Transportation to address slope stability around the lake adjacent to the proposed subdivision and the Peel County Game Farm and Fish Protective Association. The slope stability shall be analyzed when the lake is drained to a design level satisfactory to the City.
 - (f) Prior to site plan approval, a detailed soils investigation of the subject site, prepared by a qualified Geotechnical Engineer, is required to be submitted for the approval of the City Works and Transportation Department.
 - (g) The Owner shall make arrangements satisfactory to the City to rehabilitate the subject lands in accordance with the pit rehabilitation plan prepared by Shaheen and Peaker Limited, dated May 8, 1998, and also in accordance with the aforementioned required Geotechnical Study. The rehabilitation works as required and approved by the City shall be completed by the owner at his expense within five (5) years from the date of the registration of the abutting plan of subdivision. An appropriate amount, as determined by the City, shall be held in a Letter of Credit to ensure these works are completed.
 - (h) Prior to site plan approval, the future road allowance of the Heart Lake Road diversion to Highway No. 7 (Bovaird Drive), where it traverses lands owned by the applicant, shall be dedicated to the City having an alignment satisfactory to the Commissioner of Works and Transportation and with a right-of-way width of 30.0 metres.

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- (i) The Owner shall:
- a) Prior to the initiation of any site grading or servicing, submit for the approval of the City Works and Transportation Department, the City Community Services Department and the Toronto and Region Conservation Authority and the Ministry of Transportation the following:
- i) a detailed engineering, drainage and stormwater implementation report which describes the stormwater drainage system for the proposed development on the subject lands. The report should include:
- plans illustrating the manner in which stormwater will be conveyed from the site, including how it conforms with the Esker Lakes North Conceptual Stormwater Management Study, dated October 1996 by Rand Engineering Corp., the “Preliminary Stormwater Management Design Brief – Ranburne Holdings Inc., October 1998” prepared by Rand Engineering Corp., and “A Water Level and Water Quality Study of Esker Lake North Area, December 1989” and its updated report dated March 1992, both prepared by Gartner Lee Ltd.
 - plans illustrating how the drainage system will tie into the drainage of surrounding properties
 - the appropriate Storm Water Management practices to be used to treat stormwater, given that stormwater will not be permitted to enter the watercourse untreated, both during or after development, in order to ensure that there is no negative impact on the quality and quantity of ground and surface water resources.
 - the storm water management techniques which may be required to control minor or major flows
 - how external flows will be accommodated and the design capacity of the receiving system
 - location and description of all outlets and other facilities which may require permits under provincial regulations
 - an erosion sediment control strategy which includes a description and preparation of a plan, addressing proposed methods for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction

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The developer or their consultant shall contact the City Works and Transportation Department, the City Community Services Department, the Toronto and Region Conservation Authority and the Ministry of Transportation prior to preparing the above report to clarify the specific requirements of this development.

- ii) plans for the treatment of any small watercourses affecting the site.
 - iii) overall grading plans for the subject lands.
 - iv) a determination of the appropriate size and location of a drainage pipe which shall be installed in accordance with the report "Preliminary Stormwater Management Design Brief – Ranburne Holdings Inc. October 1998" by Rand Engineering Corp., and extended southwards from Esker lake North to the southerly limit of Highway No. 7, to which a further connection to Esker lake South will ultimately be made in the future, in order to maintain the flow of water southward through the system to the Parr Lakes.
- b) The Owners shall agree to:
 - i) Carry out, or cause to be carried out, to the satisfaction of the City Works and Transportation Department, the City Community Services Department the Toronto and Region Conservation Authority, and the Ministry of Transportation, and at the owner's expense, the works referred to in provision j(a) above.
 - ii) Obtain all necessary permits from the Toronto and Region Conservation Authority.
 - iii) Design and implement on-site erosion and sediment control, in order to meet the requirements of the Federal Fisheries Act. Any increase in concentrations of suspended solids or sediment loading may be a violation of this Act.
 - iv) To maintain all storm water management and erosion sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to the Toronto and Region Conservation Authority.
- (j) Prior to site plan approval, the Owners shall agree to submit to the Ministry of Transportation a letter acknowledging and accepting the future closure of the proposed direct access to Highway 7 upon the construction and opening of the future realigned Heart Lake Road. Access to the site will then be restricted to the realigned Heart Lake Road which must also be acknowledged and accepted in the letter.

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- (k) The Owner shall agree that all proposed buildings and structures both above and below ground, utilities, frontage roads and stormwater management facilities (ponds), must be setback 13.7 metres (45 feet) from the Highway 7 property limits.
- (l) The Owner shall submit to the Ministry of Transportation a Stormwater Management Plan and report addressing the intended treatment of calculated runoff, and a traffic report with expected traffic volumes addressing any impacts to Highway 7 and the Highway 7/410 interchange for review and approval.
- (m) The Owner shall agree that site grading including berms shall not be permitted on highway property and that prior to any grading and construction on this site, Ministry of Transportation building/land use permits will be obtained for all buildings within 46 metres (150 feet) of the highway property line, and a radius of 400 metres (1300 feet) from the centrepoint of the intersection of Highway 7 and Highway 410/Heart Lake Road.,

That staff be directed to acquire a 5 metre wide strip of land along the north/west limit of the realigned Heart Lake Road for the purposes of continuing a linear park/walkway system, as a condition of the first site plan application as parkland dedication pursuant to Section 42 of the Planning Act, R.S.O. 1990, as amended.

CARRIED

G. DEVELOPMENT TEAM REPORTS - nil

H. POLICY PLANNING REPORTS

- * H 1. Report from A. Janzen, Policy Planner, Planning and Building, dated June 22, 2000, re: **SCHOOL ACCOMMODATION POLICY TECHNICAL AND CONSULTATION PROCESS** (File G70-SC).

PB186-2000 That the report from A. Janzen, Policy Planner, Planning and Building, dated June 22, 2000, to the Planning and Building Committee Meeting of July 5, 2000, re: **SCHOOL ACCOMMODATION POLICY TECHNICAL AND CONSULTATION PROCESS** (File G70-SC) be received; and,

That staff be directed to circulate the report entitled "*School Accommodation Policy – Technical and Consultation Process*" (File: G70SC) dated June 22, 2000, to the Dufferin-Peel Catholic District School Board, the Peel District School Board, and representatives of the development industry, as an indication of the City's process relating to the establishment of a school accommodation policy; and,

That staff be directed to initiate the technical and consultation process proposed.

CARRIED

I. BUILDING REPORTS

J. URBAN DESIGN AND ZONING REPORTS

K. HERITAGE BOARD MINUTES

* K 1. Minutes - **BRAMPTON HERITAGE BOARD** - June 15, 2000.

PB187-2000 That the Minutes of the **BRAMPTON HERITAGE BOARD** dated June 15 2000, to the Planning & Building Committee meeting of July 5, 2000, be approved as printed and circulated

CARRIED

The recommendations were approved as follows:

HB077-2000 That the Agenda for the Brampton Heritage Board Meeting dated June 15, 2000 be approved, as amended to add:

7.5 Discussion re: **USE OF MATERIALS FROM OLDER HOMES IN CONSTRUCTION OF SUNOCO STATION – SOUTHWEST CORNER OF MAYFIELD ROAD AND HIGHWAY 10 – SNELGROVE VILLAGE** (File G33).

HB078-2000 That the Minutes of the Brampton Heritage Board Meeting of May 18, 2000, to the Brampton Heritage Board Meeting of June 15, 2000, be approved as amended to note in the direction to D. Nicholson, Heritage and Policy Planner, Planning and Building, that the location of the home that was demolished is 10 Market Street, and not Joseph Street as was noted therein.

HB079-2000 That the correspondence (e-mail) from Mr. Steve Nelson, 4 Knightsbridge Road, Brampton, dated May 17, 2000, to the Brampton Heritage Board Meeting of June 15, 2000, re: **PRESERVATION OF BUILDING DATESTONES** (File G33) be received; and,

That the suggestion for preservation of building datestones outlined in the aforementioned correspondence be taken into consideration should the occasion arise.

HB080-2000 That the verbal report from the Development Applications Review Sub-Committee, to the Brampton Heritage Board Meeting of June 15, 2000, re: **CULTURAL HERITAGE ANALYSIS OF VALES OF CASTLEMORE SECONDARY PLAN EXPANSION AREA** (File G33) be received; and,

That the two-page written report from the Development Applications Review Sub-Committee, undated, distributed at the Brampton Heritage Board Meeting of June 15, 2000, entitled, **“VALES OF CASTLEMORE SECONDARY PLAN CULTURAL HERITAGE INSPECTION”** (File G33) be received; and,

That the recommendations contained in the aforementioned written report be accepted, as follows:

- That the Carberry Farm Complex, located within the subject property, be preserved;
- That the farmhouse (Built Heritage Feature #3), located on Mayfield Road within the subject property, be retained;
- That the two residences (Built Heritage Features #6 and #7) located within the “Tullamore Settlement” area of the subject property be retained if deemed feasible; and,

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- That the two silos located within the “Tullamore Settlement” area of the subject property be integrated into the development plan if structurally feasible.
- HB081-2000 That the verbal report of the sub-committee presented by City Councillor S. DiMarco, to the Brampton Heritage Board Meeting of June 15, 2000, re: **ANNUAL MEETING OF THE JOINT LACACS OF PEEL – FRIDAY SEPTEMBER 22, 2000 – BOVAIRD HOUSE** (File G33) be received.
- HB082-2000 That the verbal report from the Designation Sub-Committee, as provided by City Councillor S. DiMarco, to the Brampton Heritage Board Meeting of June 15, 2000, re: **DESIGNATION OF THE HERITAGE BRIDGE – CREDITVIEW ROAD – NORTH OF STEELES AVENUE – WARD 6** (File G33) be received.
- HB083-2000 Whereas the Royal Canadian Legion Building, located at 40 Elizabeth Street South in Brampton, is the highest rated property on Brampton’s current Inventory of Heritage Resources;
- Therefore be it resolved that the Brampton Heritage Board recommends the City consider designation of this property.
- HB084-2000 That staff of the Recreation Planning, Development and Parks Operations Division, Community Services Department, be requested to keep the Brampton Heritage Board informed of the progress of the **HISTORICAL/INTERPRETIVE SIGNAGE TO MARK THE FORMER BUILDINGS ON THE OLD BRAMPTON FAIRGROUNDS SITE** (File G33).
- HB085-2000 That the correspondence from Mr. Keith Ward, Commissioner of Housing and Property and General Manager, Peel Living, Region of Peel, dated May 30, 2000, to the Brampton Heritage Board Meeting of June 15, 2000, re: **PEEL HERITAGE COMPLEX** (File G33) be received.
- HB086-2000 That the correspondence from Mr. Steven Davidson, Manager, Heritage Policy and Program Development Unit, Ontario Ministry of Citizenship, Culture and Recreation, dated May 30, 2000, to the Brampton Heritage Board Meeting of June 15, 2000, re: **HERITAGE CHALLENGE FUND COMMUNITY PROGRAM GUIDE** (File G33) be received and referred to D. Nicholson, Policy and Heritage Planner, Planning and Building, for review re possible funding for the ongoing maintenance of the Heritage Bridge – Creditview Road – North of Steeles Avenue – Ward 6.
- HB087-2000 That the correspondence from Save the Market Hall Campaign – Peterborough, dated May 23, 2000, to the Brampton Heritage Board Meeting of June 15, 2000, re: **“ONTARIO HERITAGE DECORATING” – FUNDRAISING EVENT FOR THE SAVE THE MARKET HALL CAMPAIGN – SATURDAY, SEPTEMBER 16, 2000, PETERBOROUGH** (File G33) be received.
- HB088-2000 That the **MINUTES OF THE FRIENDS OF BOVAIRD HOUSE COMMITTEE MEETING OF MAY 2, 2000** (File G33), to the Brampton Heritage Board Meeting of June 15, 2000, be received.
- HB089-2000 That the Brampton Heritage Board do now adjourn to meet again on Thursday, August 24, 2000, (time and location to be confirmed).
- * K 2. Minutes - **BRAMPTON HERITAGE BOARD** - June 27, 2000.

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- PB188-2000 That the Minutes of the **BRAMPTON HERITAGE BOARD** dated June 27, 2000, to the Planning & Building Committee meeting of July 5, 2000, be approved as printed and circulated

CARRIED

The recommendations were approved as follows:

- HB090-2000 That the Agenda for the Brampton Heritage Board Meeting of June 27, 2000, be approved to deal with **HISTORIC PLAQUE PROGRAM APPLICATION FROM MS. VALARIE DRURY, 184 ELIZABETH STREET SOUTH, BRAMPTON** (File G33).
- HB091-2000 That the application from Ms. Valarie Drury, 184 Elizabeth Street South, Brampton, dated June 15, 2000, to purchase a plaque under the Brampton Heritage Board's Historic Plaque Program, to the Brampton Heritage Board Meeting of June 27, 2000, be approved subject to determination of the full name of the notable owner to be included on the plaque.
- HB092-2000 That the Brampton Heritage Board do now adjourn at 7:20 p.m. to meet again on Thursday, August 24, 2000 (time and location to be confirmed).

L. OTHER BUSINESS

- L 1. Commissioner Marshall gave a brief synopsis re: **DECISION ON AN APPEAL TO THE ONTARIO MUNICIPAL BOARD - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - METRUS CENTRAL PROPERTIES INC., WARD 6** (File C4W1.3). Committee was informed that the Ontario Municipal Board dismissed the appeals and did not approve the applications. Commissioner Marshall went over the conclusions of the Board upon which the decision was based.

M. QUESTION PERIOD

1. Councillor Sprovieri asked Commissioner Marshall if there are any other proposals in the Bram West Secondary Plan. Commissioner Marshall informed committee that there is a proposal on west side of Mississauga Road north of Steeles Avenue and for the area south of Steeles Avenue, between Mississauga Road and Winston Churchill Boulevard, from Orlando Corp.

N. CLOSED MEETING - nil

O. ADJOURNMENT

- PB189-2000 That the Planning & Building Committee do now adjourn to meet again on Wednesday, August 2, 2000 at 7:00 p.m. or at the call of the Chair.

CARRIED

AUGUST 2, 2000

**7:00 P.M. – REGULAR MEETING
COUNCIL CHAMBERS - 4TH FLOOR**

MEMBERS:

PRESENT:

City Councillor P. Palleschi (Vice-Chair)
Mayor P. Robertson
Regional Councillor L. Bissell
Regional Councillor S. Fennell
City Councillor R. Hunter
City Councillor L. Jeffrey
City Councillor B. Callahan
City Councillor S. DiMarco
City Councillor J. Hutton
City Councillor B. Cowie
City Councillor P. Richards
City Councillor D. Metzak
City Councillor J. Sprovieri
City Councillor S. Hames

ABSENT:

City Councillor G. Gibson (Chair)(vacation)
Regional Councillor R. Begley (Other Municipal Business)
Regional Councillor G. Miles (Other Municipal Business)

STAFF PRESENT:

J. Corbett, Director, Development Services, Planning & Building
R. Bino, Director of Development and Engineering Services,
Works & Transportation
K. Zammit, Deputy City Clerk/Manager of Administration, Legal
Services
K. MacCollum, Legislative Co-ordinator, Legal Services

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The meeting was called to order at 7:05 p.m.

Committee adjourned at 7:45 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

ITEM	RECOMMENDATION
A.	PB190-2000 APPROVAL OF AGENDA
D1	PB191-2000 PUBLIC MEETING AND INFORMATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - 917003 ONTARIO LIMITED - WARD 10, (File C9E15.4/21T-92004B)
D2	PB192-2000 PUBLIC MEETING AND INFORMATION REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - WESTPEN PROPERTIES LIMITED - WARD 10 (File T7E15.16)
D3	PB193-2000 PUBLIC MEETING AND INFORMATION REPORT HOUSEKEEPING AMENDMENTS TO ZONING BY-LAWS - NON-COMPLYING STATUS AND LARGE DAYLIGHT TRIANGLES (File P42GE-1)
D4	PB194-2000 PUBLIC MEETING AND INFORMATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - JAMES AND GLENNA AGNEW - WARD 10 (File C7E5.11)
D5	PB195-2000 PUBLIC MEETING AND INFORMATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - RANBURNE HOLDINGS LTD. - WARD 2 (File C2E11.15)
G1	PB196-2000 RECOMMENDATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - BRAMPTON PENTECOSTAL CHURCH - WARD 10 (File C8E7.2)
G2	PB197-2000 RECOMMENDATION REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - MATTAMY (CASTLEMORE) LIMITED - WARD 10 (File C7E13.4)
G3	PB198-2000 RECOMMENDATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - CASTLEMORE DEVELOPMENTS INC. - WARD 10 (File C7E12.4)
G4	PB199-2000 RECOMMENDATION REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - OAKWOOD RETIREMENT COMMUNITIES INC. - WARD 10 (File C3E13.4)

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G5	PB200-2000	AN APPEAL BY 1347540 ONTARIO LIMITED OF THE COMMITTEE OF ADJUSTMENT'S REFUSAL OF MINOR VARIANCE APPLICATION A134/00 - 256 RUTHERFORD ROAD - WARD 3 (File G31 A134/00 – OMB File V000241)
H1	PB201-2000	NORTH WEST BRAMPTON URBAN BOUNDARY REVIEW INTERIM REPORT NUMBER 1 (File P25RE)
I1	PB202-2000	BUILDING PERMIT ACTIVITY FOR THE MONTH OF JUNE 2000 (File B11)
J1	PB203-2000	REQUIRED ATTACHMENT FOR SEMI-DETACHED AND TOWNHOUSE DWELLINGS (File P42GE-1)
O.	PB204-2000	ADJOURNMENT

Regional Councillor Palleschi, Vice-Chair

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A. APPROVAL OF AGENDA

PB190-2000 That the Agenda for the Planning & Building Committee Meeting dated August 2, 2000, be approved as printed.

CARRIED

B. CONFLICTS OF INTEREST - nil

C. CONSENT

- * The following items listed with an asterisk (*) are considered to be routine and non-controversial by the Committee and will be approved at one time. There will be no separate discussion of these items unless a Committee Member requests it, in which case the item will not be consented to and will be considered in the normal sequence of the agenda.

(G2, G3, G5, I1)

D. PUBLIC MEETING REPORTS

- D 1. Report from N. Grady, Development Planner, and John Corbett, Director of Development Services, Planning and Building Department, dated July 11, 2000, re: **INFORMATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - 917003 ONTARIO LIMITED - WARD 10**, (File C9E15.4/21T-92004B).

Mrs. Bojanna Iatomasi, 10796 The Gore Road, area landowner, expressed concern regarding recurrent drainage problems on the subject site and advised that she is hoping that development will not increase the problem. Staff informed that, as a condition of the plan of subdivision, grading plans will be required. Mrs. Iatomasi requested to be kept informed as this application progresses.

- PB191-2000 That the report from N. Grady, Development Planner, and John Corbett, Director of Development Services, Planning and Building Department, dated July 11, 2000, to the Planning & Building Committee at its meeting of August 2, 2000, re: **INFORMATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - 917003 ONTARIO LIMITED - WARD 10**, (File C9E15.4/21T-92004B) be received; and,

That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a recommendation subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- D 2. Report from K. Ash, Manger, Development Services, and John Corbett, Director of Development Services, and John Corbett, Director of Development Services, Planning and Building Department, dated July 7, 2000, re: **INFORMATION REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - WESTPEN PROPERTIES LIMITED - WARD 10** (File T7E15.16).

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No member of the public spoke.

- PB192-2000 That the report from K. Ash, Manger, Development Services, Planning and Building Department, dated July 7, 2000, to the Planning & Building Committee at its meeting of August 2, 2000, re: **INFORMATION REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - WESTPEN PROPERTIES LIMITED - WARD 10** (File T7E15.16) be received; and,

That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- D 3. Report from W. Lee, Director, Urban Design and Zoning, Planning and Building Department, dated July 17, 2000, re: **HOUSEKEEPING AMENDMENTS TO ZONING BY-LAWS - NON-COMPLYING STATUS AND LARGE DAYLIGHT TRIANGLES** (File P42GE-1).

No member of the public spoke.

- PB193-2000 That the report from W. Lee, Director, Urban Design and Zoning, Planning and Building Department, dated July 17, 2000, to the Planning & Building Committee at its meeting of August 2, 2000, re: **HOUSEKEEPING AMENDMENTS TO ZONING BY-LAWS - NON-COMPLYING STATUS AND LARGE DAYLIGHT TRIANGLES** (File P42GE-1) be received; and,

That staff be directed to initiate amendments to City zoning by-laws with respect to regulations for non-complying buildings and lots as well as setback requirements to a large daylight triangle in accordance with the analysis of the report.

CARRIED

- D 4. Report from D. Muirhead, Development Planner, Planning and Building Department, dated July 14, 2000, re: **INFORMATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - JAMES AND GLENNA AGNEW - WARD 10** (File C7E5.11).

Mr. Frank Delez, 8808 Goreway Drive, adjacent landowner, advised that he has no objections to the application.

It was noted that this application is to legalize the existing use, and there is a concern regarding the maintenance and aesthetics of this site.

Direction was given:

That the Works and Transportation staff prepare a report regarding traffic issues at this site for the next meeting of the Planning and Building Committee.

Direction was given:

That Planning and Building staff put all rules and regulations into place to ensure that this site conforms with the aesthetic look of the community.

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PB194-2000 That the report from D. Muirhead, Development Planner, Planning and Building Department, dated July 14, 2000, to the Planning & Building Committee at its meeting of August 2, 2000, re: **INFORMATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - JAMES AND GLENNA AGNEW - WARD 10** (File C7E5.11) be received; and,

That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

D 5. Report from T. Goodeve, Development Planner, and John Corbett, Director of Development Services, Planning and Building Department, dated July 11, 2000, re: **INFORMATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - RANBURNE HOLDINGS LTD. - WARD 2** (File C2E11.15).

T. Goodeve, Development Planner, gave a presentation at the request of a member of the public. He explained that the effect of the application is to reduce the housing density previously approved.

No member of the public spoke.

Discussion took place regarding controls being introduced such that no golf course holes be situated so that they would not interfere with abutting residential lots. Staff responded to questions regarding adjacent lands to the east and confirmed that a golf course is part of the proposal for the adjacent lands.

Direction was given:

That staff process the subject Ranburne Holdings Ltd. application and the application for the golf course concurrently; and,

That staff address the location of golf course holes relative to the proximity of residential lots through the site plan approval process.

PB195-2000 That the report from T. Goodeve, Development Planner, and John Corbett, Director of Development Services, Planning and Building Department, dated July 11, 2000, to the Planning & Building Committee at its meeting of August 2, 2000, re: **INFORMATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - RANBURNE HOLDINGS LTD. - WARD 2** (File C2E11.15) be received; and,

That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

E. **DELEGATIONS** - nil

F. **DEFERRED/REFERRED ITEMS** - nil

G. DEVELOPMENT TEAM REPORTS

- G 1. Report from T. Goodeve, Development Planner, and John Corbett, Director of Development Services, Planning and Building Department, dated June 16, 2000, re: **RECOMMENDATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - BRAMPTON PENTECOSTAL CHURCH - WARD 10** (File C8E7.2).

Staff responded to questions regarding the alignment of a portion of Goreway Drive.

Direction was given:

That the Works and Transportation Department prepare a report regarding the completion of the alignment of Goreway Drive

- PB196-2000 That the report from T. Goodeve, Development Planner, and John Corbett, Director of Development Services, Planning and Building Department, dated June 16, 2000, to the Planning & Building Committee at its meeting of August 2, 2000, re: **RECOMMENDATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - BRAMPTON PENTECOSTAL CHURCH - WARD 10** (File C8E7.2) be received; and,

That the future alignment of Goreway Drive as depicted by Alternative 'C' in Figure '1' attached to the report dated June 16, 2000, be endorsed subject to any revisions that may be required pursuant to the environmental assessment process; and,

That the application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:

1. The amending zoning by-law shall zone:
 - a) the portion of the site proposed for the nursing home residence as "Institutional One (I1)" with the following specific provisions:
 - i) the lands shall only be used for the following purposes:
 - (1) those uses permitted in an I1 - Section 589 zone; and,
 - (2) a parking lot.
 - ii) the lands shall be subject to the following requirements and restrictions:
 - (1) a landscaped area having a minimum width of 15.0 metres shall be provided and maintained along the southerly property boundary;
 - (2) no building or structure shall be located closer than 7.9 metres or half the height of the building, whichever is the greater, from any non-institutional zone boundary;
 - (3) no building or structure shall be located closer than 10 metres or half the height of the building, whichever is the greater, from the easterly limit of the Goreway Drive right-of-way, as widened and/or realigned;

- (4) the maximum permitted gross floor area for the purpose of a nursing home shall be 8525 square metres;
 - (5) parking shall be provided in accordance with the following requirements:
 - (a) for the purpose of a nursing home, a minimum of 50 parking spaces shall be provided, of which 25 spaces may be provided off-site on abutting lands but which shall all be located within 30 metres of the nursing home site;
 - (b) for every building or structure erected or lot used for purposes other than a nursing home, one or more parking spaces shall be provided and maintained in accordance with Sections 6.0, 10.0 and 20.3 of By-law 56-83;
 - iii) for the purposes of the special section, gross floor area shall be defined as follows:

FLOOR AREA, GROSS shall mean the aggregate of the area of all floors in a building, whether at, above, or below established grade, measured from the exterior of the outside walls, but excluding any parts of the building used for mechanical equipment relating to the operation or maintenance of the building, stairwells or elevators.”
 - (iv) shall also be subject to the requirements and restrictions of the “Institutional One - Section 589 (I1 - Section 589)” zone and all the general provisions of By-law 56-83, which are not in conflict with the provisions set out above.
 - b) the remainder of the site, proposed for stormwater management and park purposes, as “Open Space (OS)”.
2. Prior to the enactment of the amending zoning by-law, the owner(s) shall enter into a development agreement with the City of Brampton and the Region of Peel which shall contain the following provisions:
- a) Prior to the issuance of a building permit(s) for the nursing home, a site development plan, a landscape and fencing plan, elevation cross section drawings, a grading and drainage plan, a fire protection plan, a stormwater management plan, and an engineering servicing plan shall be approved by the City and the appropriate securities shall be deposited with the City to ensure implementation of these plans in accordance with the City’s site plan review process.
 - b) The applicant shall pay all applicable City, Regional and Educational development charges in accordance with their respective Development Charges By-laws.

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- c) Prior to the release of a building permit(s) for the nursing home by the City of Brampton, arrangements shall be made to the satisfaction of the Region of Peel for the extension of the 300 mm diameter watermain located on Goreway Drive, north of the subject lands, to be undertaken at the applicant's sole cost.
- d) The applicant shall pay cash-in-lieu of parkland equivalent in value to the area used to accommodate the expansion of the stormwater management facility onto lands pertaining to Part 1 of Reference Plan 43R-23632, or make other arrangements to the satisfaction of the City for this payment.
- e) The applicant shall convey to the City for park purposes, in a condition satisfactory to the City, the area shown as Part 1 of Reference Plan 43R-23632, save and except for that portion of Part 1 which is required to accommodate the expansion of the abutting stormwater management facility to the north.
- f) The applicant shall provide 2 percent cash in lieu of parkland dedication for the nursing home component of the subject lands in accordance with the Planning Act and City policy.
- g) The applicant shall grant an easement in favour of and to the satisfaction of the City, for as long as the City may require pending the development of the lands to the south, to permit a temporary walkway for public park access along the northerly boundary of the proposed nursing home site, between Goreway Drive and the lands to be dedicated as parkland.
- h) The applicant shall provide a temporary walkway along the northerly boundary of the proposed nursing home site to permit public access to the park area located east of the nursing home site, and said walkway shall have a minimum width of 2 metres and shall be constructed by the applicant using materials approved by the City, at the applicant's sole expense, to the satisfaction of the City.
- i) The applicant shall agree to post a letter of Credit with the City to ensure that the temporary walkway, once it is no longer required by the City, is appropriately re-instated as landscaped area, to the satisfaction of the City.
- j) Prior to registration of the condominium corporation for Phase 1 of the applicant's Dayspring community development, the applicant shall provide detailed landscape plans, to the satisfaction of the City, for the temporary walkway and the park block as referenced above, and also for the stormwater management facility.
- k) Prior to registration of the condominium corporation for Phase 1 of the applicant's Dayspring community development, the applicant shall submit, for the review and approval of the Commissioner of Community Services, a facilities fit plan for the park block and temporary walkway as referenced above, and the appropriate securities shall be deposited with the city to ensure implementation of these and all other associated plans as required by the City,

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including the above referenced landscape plans, in accordance with the City's site plan review process.

- l) The applicant shall erect a sign on the park block, to the satisfaction of the Commissioner of Community Services, showing in graphic form the proposed facilities and include the following statement:

“This block will be developed as an active park and may contain lighted walkways, landscaping, and passive use areas. Residents close to this park block may be disturbed by noise and lighting from the park. For information, please call the City of Brampton Community Services Department at (905) 874-2338.”
- m) The applicant shall grant easements as may be required for the installation of utilities and municipal services to service the lands, to the appropriate authorities. If there are any conflicts with existing facilities or easements, the applicant shall be responsible for re-arrangements or relocation of the same, to be undertaken at the applicant's sole expense.
- n) The applicant shall agree to reasonable access arrangements between the subject property and abutting properties, including the granting of any easements or rights-of-way to facilitate such accesses and servicing, at no costs, if and when required by the City.
- o) Prior to site plan approval for the nursing home site, the applicant shall make satisfactory arrangements with the City for the provision of one full movement access to the site from Goreway Drive. In this regard, satisfactory arrangements are to be made with the City to provide any and all necessary road improvements on Goreway Drive to support the access, at the applicant's sole cost, to the satisfaction of the City.
- p) The applicant shall agree that all lighting on the site shall be designed and oriented to minimize glare on abutting properties and streets.
- q) Prior to the issuance of a building permit for the nursing home, the applicant shall remove any and all existing buildings on the site.
- r) The approved site development plan and/or landscaping plan for the nursing home site shall show a landscaped open space area having a minimum width of 15 metres along the southerly property limit and shall contain a berm having a minimum height of 1.8 metres.
- s) The applicant shall agree to comply with the height restrictions pertaining to Lester B. Pearson International Airport Zoning Regulations, to the satisfaction of Transport Canada.
- t) The applicant shall agree that on-site waste collection shall be provided through a private waste hauler.

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- u) The location and design of the waste collection area shall be subject to detailed design standards/requirements of the Region of Peel's Waste Collection Manual.
- v) Prior to the final release of securities for the nursing home project, the applicant shall gratuitously convey to the City of Brampton the lands required for the Goreway Drive realignment, where it abuts lands owned by the applicant, to the satisfaction of the Commissioner of Works and Transportation.
- w) Prior to the final release of securities for the nursing home project, the applicant shall gratuitously convey to the City of Brampton 0.3 metre reserve(s) where the Goreway Drive realignment abuts lands owned by the applicant, except at the approved access location.
- x) Prior to the release of a building permit(s) for the nursing home, 0.3 metre reserve(s) along the existing Goreway Drive frontage of the nursing home site shall be gratuitously conveyed to the City of Brampton, except at the approved access location.
- y) The applicant shall provide a central "drop-off" point for the provision of mail service to the residents and administration section of the proposed nursing home.
- z) The applicant shall provide, to the satisfaction of the telecommunications provider, any required conduit(s) for the provision of telecommunication service to the site. In this regard, the telecommunications provider requires one or more conduits of sufficient size from each unit to the electrical room and one or more conduits of sufficient size from the electrical room to the street line.
- aa) Prior to site plan approval for the nursing home site, the applicant shall enter into an agreement with the owner of the nursing home to the effect that 25 parking spaces shall be provided (paved and available prior to the occupancy of the proposed nursing home) on abutting lands owned by the applicant located north of the nursing home site, but all off-site parking spaces for the nursing home shall be located within 30 metres of the nursing home site.
- bb) Prior to site plan approval of the proposed nursing home, the applicant shall submit a storm drainage study, including an analysis of the capacity of the existing storm sewer system to ensure that the existing system can accommodate the drainage from proposed development, for review and approval by the City.
- cc) Provided approval is obtained from the relevant landowners, the applicant shall monitor all private wells in the area and submit the results of such monitoring to the Region of Peel prior to grading, re-grading, altering, disturbing, placing material on, removing material from, or in any way servicing or pre-servicing any of the lands.
- dd) Prior to the issuance of a building permit, any grading on the site or any institutional use of the site, the applicant shall deposit with the Region of Peel a letter of credit, in the amount of \$20,000, for

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the subject lands. This letter shall serve as protection for the private wells in the area. If the private wells in the area deteriorate due to servicing of the lands, the applicant shall provide temporary water supply to the affected residents upon notice by the Region. If the quantity and quality of the water in the existing wells is not restored to their original conditions within one month after first identification of the problem, the applicant shall provide a permanent water service connection from the existing watermain to the well systems.

CARRIED

- * G 2. Report from N. Grady, Development Planner, and John Corbett, Director of Development Services, Planning and Building Department, dated July 17, 2000, re: **RECOMMENDATION REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - MATTAMY (CASTLEMORE) LIMITED - WARD 10** (File C7E13.4).

PB197-2000 That the report from N. Grady, Development Planner, and John Corbett, Director of Development Services, Planning and Building Department, dated July 17, 2000, to the Planning & Building Committee Meeting of August 2, 2000, re: **RECOMMENDATION REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - MATTAMY (CASTLEMORE) LIMITED - WARD 10** (File C7E13.4) be received; and,

That the Vales of Castlemore Secondary Plan be amended to redesignate Blocks 25 and 26 on draft approved subdivision plan 21T-98004B from “Medium Density” to “Low Density 2” along with appropriate policies enabling single family detached development.

That a site specific zoning amendment be approved, and that the by-law contain the following:

- a) shall only be used for those purposes permitted in an R1A zone;
- b) shall also be subject to the following requirements and restrictions:
 - (1) Minimum Lot Area: - 330 square metres;
 - (2) Minimum Lot Width: Interior Lot – 13.7 metres.
Corner Lot- 15.5 metres.
 - (3) Minimum Lot Depth: - 24 metres;
 - (4) Minimum Front Yard Depth:
 - 6.0 metres to the front garage and 4.5 metres to the front wall of a dwelling;
 - (5) Minimum Exterior Side Yard Width:
 - 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
 - (6) Minimum Rear Yard Depth:

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- 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- (7) Minimum Interior Side Yard Width:
 - 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
- (8) Minimum Landscaped Open Space:
 - (a) 40% of the minimum front yard area; and,
 - (b) 30% of the minimum front yard area, if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (9) Where a lot has a width greater than 13.5 metres and the width of the porch is 50%, or less, of the ground floor width of the dwelling unit, excluding any garage, the porch may encroach 2.0 metres into the minimum front yard depth.

That staff be authorized to redline revise draft approved subdivision plan 21T-98004B to enable single family detached development on Blocks 25 and 26 that may include a parallel road or reverse frontage layout subject to noise abatement and urban design considerations satisfactory to the City.

That a further public meeting not be convened regarding the redline revisions to Blocks 25 and 26 on draft approved plan 21T-98004B.

CARRIED

- * G 3. Report from N. Grady, Development Planner, and John Corbett, Director of Development Services, Planning and Building Department, dated July 20, 2000, re: **RECOMMENDATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - CASTLEMORE DEVELOPMENTS INC. - WARD 10** (File C7E12.4).

PB198-2000 That the report from N. Grady, Development Planner, and John Corbett, Director of Development Services, Planning and Building Department, dated July 20, 2000, to the Planning & Building Committee at its meeting of August 2, 2000, re: **RECOMMENDATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - CASTLEMORE DEVELOPMENTS INC. - WARD 10** (File C7E12.4) be received; and,

That the site specific zoning amendment be approved pertaining to Lots 1, 2, 14 to 23 inclusive, 34 to 36 inclusive, 56, 57, 66, 74, 75, 82 and 83, Registered Plan 43M-1377, and that in addition to the existing zoning permissions for semi-detached uses, the by-law contain the following:

- a) shall only be used for those purposes permitted in an R1A zone;
- b) shall also be subject to the following requirements and restrictions:

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- (1) Minimum Lot Area: - 216 square metres;
- (2) Minimum Lot Width: Interior Lot - 9.0 metres.
Corner Lot- 10.8 metres.
- (3) Minimum Lot Depth: - 24 metres;
- (4) Minimum Front Yard Depth:
 - 6.0 metres to the front garage and 4.5 metres to the front wall of a dwelling;
- (5) Minimum Exterior Side Yard Width:
 - 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres.
- (6) Minimum Rear Yard Depth:
 - 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum lot area;
- (7) Minimum Interior Side Yard Width:
 - 1.2 metres on one side and 0.6 metres on the other side.
- (8) Minimum Landscaped Open Space:
 - (a) 40% of the minimum front yard area; and,
 - (b) 30% of the minimum front yard area, if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees.
- (9) the following provisions shall apply to garages:
 - (a) the maximum garage door width shall be 3.10 metres;
 - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
 - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line; and,
 - (d) the interior garage width, as calculated 3 metres from the garage opening shall not exceed 0.6 metres over the maximum garage door width permitted on the lot.

CARRIED

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- * G 4. Report from N. Grady, Development Planner, and John Corbett, Director of Development Services, Planning and Building Department, dated July 21, 2000, re: **RECOMMENDATION REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - OAKWOOD RETIREMENT COMMUNITIES INC. - WARD 10** (File C3E13.4).

Staff responded to questions to clarify the matter of the maximum number of storeys of building within this development.

- PB199-2000 That the report from N. Grady, Development Planner, and John Corbett, Director of Development Services, Planning and Building Department, dated July 21, 2000, to the Planning & Building Committee at its meeting of August 2, 2000, re: **RECOMMENDATION REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - OAKWOOD RETIREMENT COMMUNITIES INC. - WARD 10** (File C3E13.4) be received; and,

That the application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:

- (1) The Official Plan Amendment shall amend the Sandringham-Wellington Secondary Plan to designate the subject lands "Institutional" with policies that specify the maximum number of combined beds for the Long Term Care Facility and Retirement Home, the maximum number of apartment units and floor space for the senior's apartment building and the requirement for urban design principles relating to integration and interface with the surrounding institutional uses and addressing matters such as height, massing, setbacks, berms and landscaping.
- (2) The site specific zoning by-law shall contain the following:
 - (a) shall only be used for the following purposes;
 - (1) an apartment dwelling, excluding a single room occupancy unit;
 - (2) a nursing home;
 - (3) a retirement home; and;
 - (4) purposes accessory to the other permitted purposes.
 - (b) Minimum Setback from a Property Line- 6.0 metres;
 - (c) Maximum Building Height – 5 storeys within 40 metres from the limits of Sandalwood Parkway with a minimum building height of 2 storeys and a maximum of 7 storeys beyond 40 metres;
 - (d) Maximum Number of Apartment Dwelling Units- 60;
 - (e) The gross floor area of an apartment dwelling unit shall be between 74 square metres and 186 square metres;
 - (f) Landscaped Open Space- except at approved driveway locations, a landscaped open space strip having a minimum width of 3.0 metres shall be provided along the northerly and westerly property lines;

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- (g) Parking:
 - 0.33 parking spaces per bed for a nursing home and a retirement home
 - 1.25 spaces per apartment dwelling unit.
- (h) All loading, waste disposal and parking areas shall be screened.
- (i) Landscaping shall screen parking from major streets.

For the purposes of this by-law:

A "Single Room Occupancy Unit" shall mean a habitable dwelling unit owned and operated by a public authority, or by a non-profit and non-commercial organization, within which kitchen, sleeping and sanitary facilities are not physically separated.

- (3) Development of the subject lands shall be subject to a development agreement that shall contain the following provisions:
 - a) Prior to the issuance of a building permit, a site development plan, fencing plan, landscape plan, grading and drainage plan, elevation cross section drawings, a fire protection plan and engineering and servicing plans shall be approved by the City and the Region of Peel, according to their areas of jurisdiction, and appropriate securities shall be deposited with the City and the Region to ensure implementation of these plans in accordance with the City's site plan review process.
 - b) The applicant shall pay all applicable Regional, City and Education Development Charges in accordance with their respective Development Charges By-laws.
 - c) The applicant shall grant easements to the appropriate authorities as may be required, for the installation of utilities and municipal services to service the lands.
 - d) The applicant shall agree that all lighting on the site shall be designed and oriented to minimize glare on abutting properties and streets.
 - e) All mechanical roof top units, loading, waste disposal and parking areas shall be screened to the satisfaction of the City.
 - f) The applicant will provide cash-in-lieu of parkland dedication to the satisfaction of the Commissioner of the Community Services Department.
 - g) Prior to the issuance of a building permit, the applicant shall make satisfactory arrangements with the City for access to the subject lands.

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- h) For the development of this site, the owner agrees to incorporate the following design features:
- building features shall include, among other things, interesting roof lines, brick construction, accent brick bands and cornices, a residential sloped roof and no open balconies for the apartment building, excluding roof top terraces.
 - loading and waste disposal areas shall be screened and located away from major streets.
 - landscaping design shall screen parking areas from major streets.
 - all roof top units shall be screened from views.

CARRIED

- * G 5. Report from J. A. Marshall, Commissioner of Planning and Building Department, dated July 19, 2000, re: **AN APPEAL BY 1347540 ONTARIO LIMITED OF THE COMMITTEE OF ADJUSTMENT'S REFUSAL OF MINOR VARIANCE APPLICATION A134/00 - 256 RUTHERFORD ROAD - WARD 3** (File G31 A134/00 – OMB File V000241).

PB200-2000 That the report from J. A. Marshall, Commissioner of Planning and Building Department, dated July 19, 2000, to the Planning & Building Committee at its meeting of August 2, 2000, re: **AN APPEAL BY 1347540 ONTARIO LIMITED OF THE COMMITTEE OF ADJUSTMENT'S REFUSAL OF MINOR VARIANCE APPLICATION A134/00 - 256 RUTHERFORD ROAD - WARD 3** (File G31 A134/00 – OMB File V000241) be received; and,

That Planning and Legal Services staff be directed to attend the September 5, 2000 Ontario Municipal Board hearing respecting Committee of Adjustment Application A134/00 in support of the Committee decision to refuse this application.

CARRIED

H. POLICY PLANNING REPORTS

- H 1. Report from D. Waters, Manager, Research and Special Policy, Planning and Building Department, dated July 24, 2000, re: **NORTH WEST BRAMPTON URBAN BOUNDARY REVIEW INTERIM REPORT NUMBER 1** (File P25RE).

Discussion took place regarding the balance of industrial land to residential land in the BramEast Secondary Plan and whether similar discrepancies in the BramWest Secondary Plan will be addressed in this review.

PB201-2000 That the report from D. Waters, Manager, Research and Special Policy, Planning and Building Department, dated July 24, 2000, to the Planning & Building Committee at its meeting of August 2, 2000, re: **NORTH WEST BRAMPTON URBAN BOUNDARY REVIEW INTERIM REPORT NUMBER 1** (File P25RE) be received; and,

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That the 2000 – 2001 Work Program for Stage 1 of the North West Brampton Urban Boundary Review attached hereto as Appendix 1 be endorsed in principle and staff be directed to begin Stage 1 of the work program; and

That staff be directed to schedule a general landowner meeting for the North West Brampton expansion area to be held on Thursday September 7, 2000.

CARRIED

I. BUILDING REPORTS

- * I 1. Report from B. Campbell, Director of Building and Chief Building Official, Planning and Building Department, dated July 24, 2000, re: **BUILDING PERMIT ACTIVITY FOR THE MONTH OF JUNE 2000** (File B11).
- PB202-2000 That the report from B. Campbell, Director of Building and Chief Building Official, Planning and Building Department, dated July 24, 2000, to the Planning & Building Committee at its meeting of August 2, 2000, re: **BUILDING PERMIT ACTIVITY FOR THE MONTH OF JUNE 2000** (File B11) be received.

CARRIED

J. URBAN DESIGN AND ZONING REPORTS

- J 1. Report from W. Lee, Director, Urban Design and Zoning, Planning and Building Department, dated July 8, 2000, re: **REQUIRED ATTACHMENT FOR SEMI-DETACHED AND TOWNHOUSE DWELLINGS** (File P42GE-1).

Committee felt there were many questions regarding the new style of homes being proposed in the above noted report and felt it was premature to deal with this item at this time.

Direction was given:

That Planning and Building staff request comments from the Fire and Emergency Services Division of the Community Services Department with respect to this proposal and report back to the next meeting of the Planning and Building Committee.

- PB203-2000 That the report from W. Lee, Director, Urban Design and Zoning, Planning and Building Department, dated July 8, 2000, to the Planning & Building Committee at its meeting of August 2, 2000, re: **REQUIRED ATTACHMENT FOR SEMI-DETACHED AND TOWNHOUSE DWELLINGS** (File P42GE-1) be deferred to the Planning and Building Committee Meeting scheduled to be held September 6, 2000.

CARRIED

K. HERITAGE BOARD MINUTES - nil

L. OTHER BUSINESS - nil

MINUTES
Planning and Building Committee

M. QUESTION PERIOD - nil

N. CLOSED MEETING - nil

O. ADJOURNMENT

PB204-2000 That the Planning & Building Committee do now adjourn to meet again on
Wednesday, September 6, 2000 at 7:00 p.m. or at the call of the Chair.

CARRIED

SEPTEMBER 6, 2000

7:00 P.M. – REGULAR MEETING COUNCIL CHAMBERS - 4TH FLOOR

MEMBERS:

PRESENT:

City Councillor G. Gibson (Chair)
City Councillor P. Palleschi (Vice-Chair)
Mayor P. Robertson (arrived 7:41 p.m.)
Regional Councillor L. Bissell
Regional Councillor R. Begley
Regional Councillor S. Fennell
City Councillor L. Jeffrey
City Councillor B. Callahan
City Councillor S. DiMarco
City Councillor J. Hutton
City Councillor B. Cowie (left at 7:15 Other Municipal Business)
City Councillor P. Richards
City Councillor D. Metzak
City Councillor J. Sprovieri
City Councillor S. Hames

ABSENT:

Regional Councillor G. Miles (vacation)
City Councillor R. Hunter

STAFF PRESENT:

J. Metras, Commissioner of Legal Services & City Solicitor
J. Marshall, Commissioner of Planning and Building
J. Corbett, Director, Development Services, Planning & Building
B. Winterhalt, Director, Policy & Research, Planning & Building
R. Bino, Director of Development and Engineering Services,
Works & Transportation
K. Walsh, Director Facility Development & Property Management,
Community Services Community Services
L.J. Mikulich, City Clerk, Legal Services
K. MacCollum, Legislative Co-ordinator, Legal Services

MINUTES
Planning and Building Committee

The meeting was called to order at 5:34 p.m.

Committee moved into closed session at 5:35 p.m.

Committee moved back into open session at 6:00 p.m. and recessed until 7:06 p.m.

Committee adjourned at 9:47 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

ITEM	RECOMMENDATION
A.	PB206-2000 APPROVAL OF AGENDA
D1	PB207-2000 INFORMATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - PATRICK SWEET & ASSOCIATES LIMITED - WARD 10 (File C10E5.3).
D 2.	PB208-2000 INFORMATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - MAYLON O. SIMPSON ESTATES LIMITED - WARD 2 (File C1W11.25)
D 3.	PB209-2000 INFORMATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - MAYLON O. SIMPSON ESTATES LIMITED - WARD 2 (File C1W11.25)
D 4.	PB210-2000 INFORMATION REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - ANNA FISCARELLI - WARD 10 (File C7E2.13).
D 5.	PB211-2000 INFORMATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - DAIMLERCHRYSLER CANADA LIMITED - WARD 11 (File C6E9.5).
D 6.	PB212-2000 INFORMATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLIATION TO AMEND THE ZONING BY-LAW - KLM PLANNING PARTNERS INC. - WARD 10 (File C6E15.1)
D 7.	PB213-2000 PROPOSAL TO AMEND THE SANDALWOOD INDUSTRIAL EAST SECONDARY PLAN - THE CITY OF BRAMPTON - WARD 2 (File C1W11.25/P26S-2)
D 8.	PB214-2000 INFORMATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - MASUMEEN ISLAMIC CENTRE - WARD 3 (File T1E13.8)
E 1.	PB215-2000 GREATER TORONTO SERVICES BOARD - A GTA COUNTRYSIDE STRATEGY - DRAFT STRATEGIC DIRECTIONS - COUNTRYSIDE AND ENVIRONMENT WORKING GROUP PRESENTATION (File G25OV).

MINUTES
Planning and Building Committee

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| E 2. | PB216-2000 | COMMITTEE OF ADJUSTMENT APPLICATION - FINSTEELE HOLDINGS INC. - WARD 10 (File G31A192/00) (See Report L1). |
| E 3. | PB217-2000 | Delegation of Mr. Fabiano re: APPLICATION FOR PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY - 11651 BRAMALEA ROAD - WARD 10 (File G33-LA)(See Item I1). |
| G 1. | PB218-2000 | RECOMMENDATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - RANBURNE HOLDINGS LTD. - WARD 2 (File C2E11.15) |
| G 2. | PB219-2000 | RECOMMENDATION REPORT - DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - DANIMAR HOLDINGS INC. - WARD 6 (File C2W12.2) |
| H 1. | PB220-2000 | INTENTION TO DESIGNATE UNDER PART IV OF THE ONTARIO HERITAGE ACT - ROYAL CANADIAN LEGION BUILDING - 40 ELIZABETH STREET SOUTH - WARD 4 (File G33LA) |
| I 1. | PB217-2000 | APPLICATION FOR PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY - 11651 BRAMALEA ROAD - WARD 10 (File G33-LA) |
| I 2. | PB221-2000 | APPLICATION FOR PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY - 10205 KENNEDY ROAD NORTH AND 10225 KENNEDY ROAD NORTH - WARD 2 (File G33-LA). |
| I 3. | PB222-2000 | APPLICATION FOR PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY - 10081 BRAMALEA ROAD - WARD 10 (File G33-LA) |
| I 4. | PB223-2000 | BUILDING PERMIT ACTIVITY FOR THE MONTH OF JULY 2000 (File B11) |
| K 1. | PB224-2000 | BRAMPTON HERITAGE BOARD |
| L 1. | PB216-2000 | DIRECTION TO APPEAL COMMITTEE OF ADJUSTMENT APPROVAL OF MINOR VARIANCE APPLICATION A192/00 – FINSTEELE HOLDINGS INC. - WARD 10 (File G31 A192/00) |
| L 2. | PB225-2000 | EXECUTIVE HOUSING IN THE TORONTO GORE AREA |
| N. | PB205-2000 | CLOSED MEETING |
| O. | PB226-2000 | ADJOURNMENT |

MINUTES
Planning and Building Committee

Regional Councillor Palleschi, Vice-Chair

A. APPROVAL OF AGENDA

PB206-2000 That the Agenda for the Planning & Building Committee Meeting dated September 6, 2000, be approved as amended to add:

- E 3. Delegation of Mr. Fabiano re: **APPLICATION FOR PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY - 11651 BRAMALEA ROAD - WARD 10** (File G33-LA)(See Item I1).
- D 4. Correspondence from Zoran Churchin, Property Manager, Zoran Property Management Inc. dated September 6, 2000, re: **INFORMATION REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - ANNA FISCARELLI - WARD 10** (File C7E2.13).
- G 2. Report from T. Goodeve, Development Planner, Planning and Building Department, dated August 15, 2000, re: **RECOMMENDATION REPORT - DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - DANIMAR HOLDINGS INC. - WARD 6** (File C2W12.2).
- L 2. Discussion re: **EXECUTIVE HOUSING IN THE TORONTO GORE AREA**

CARRIED

B. CONFLICTS OF INTEREST - nil

C. CONSENT

- * The following items listed with an asterisk (*) are considered to be routine and non-controversial by the Committee and will be approved at one time. There will be no separate discussion of these items unless a Committee Member requests it, in which case the item will not be consented to and will be considered in the normal sequence of the agenda.

(G1, H1, I4, K1)

D. PUBLIC MEETING REPORTS

- D 1. Report from R. Nykyforchyn, Development Planner, Planning and Building Department, dated August 17, 2000, re: **INFORMATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - PATRICK SWEET & ASSOCIATES LIMITED - WARD 10** (File C10E5.3).

R. Nykyforchyn gave a presentation.. No member of the public spoke.

PB207-2000- That the report from R. Nykyforchyn, Development Planner, Planning and Building Department, dated August 17, 2000, to the Planning and Building Committee meeting of September 6, 2000, re: **INFORMATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - PATRICK SWEET & ASSOCIATES LIMITED - WARD 10** (File C10E5.3) be received; and,

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Planning and Building Committee

That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- D 2. Report from T. Goodeve, Development Planner, Planning and Building Department, dated August 15, 2000, re: **INFORMATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - MAYLON O. SIMPSON ESTATES LIMITED - WARD 2** (File C1W11.25).

No presentation was given and no member of the public spoke. Committee requested clarification from staff regarding the street configuration as two different drawings were shown in the report. Staff informed committee that the drawing shown on page D2-2 of the report dated August 15, 2000 is the configuration that is being used.

- PB208-2000 That the report from T. Goodeve, Development Planner, Planning and Building Department, dated August 15, 2000, to the Planning and Building Committee meeting of September 6, 2000, re: **INFORMATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - MAYLON O. SIMPSON ESTATES LIMITED - WARD 2** (File C1W11.25) be received; and

That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- D 3. Report from T. Goodeve, Development Planner, Planning and Building Department, dated August 14, 2000, re: **INFORMATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - COOKFIELD DEVELOPMENTS INC. - WARD 6** (File C3W12.5).

T. Goodeve gave a presentation. Michael Gagnon, Gagnon Law Bozzo Urban Planners, representing Great Gulf Group of Companies and Mattamy Homes addressed committee. Mr. Gagnon addressed concerns of his clients which include the creation of a master plan. Other concerns were expressed regarding stormwater management, lot configuration, and a tree inventory. Mr. Hayden Mathews, Chairman of Landowners Group for Fletchers Meadow, addressed concerns regarding the applicant not having entered into the cost sharing agreement and requested the City to make this a condition before draft approval is granted.

- PB209-2000 That the report from T. Goodeve, Development Planner, Planning and Building Department, dated August 14, 2000, to the Planning and Building Committee meeting of September 6, 2000, re: **INFORMATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - COOKFIELD DEVELOPMENTS INC. - WARD 6** (File C3W12.5) be received; and,

MINUTES
Planning and Building Committee

That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- D 4. Report from D. Muirhead, Development Planner, Planning and Building Department, dated August 14, 2000, re: **INFORMATION REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - ANNA FISCARELLI - WARD 10** (File C7E2.13).

No presentation was given and no member of the public spoke. Correspondence was received by the Clerk's Office from Zoran Property Management Inc. opposing the application.

- PB210-2000 That the report from D. Muirhead, Development Planner, Planning and Building Department, dated August 14, 2000, to the Planning and Building Committee meeting of September 6, 2000, re: **INFORMATION REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - ANNA FISCARELLI - WARD 10** (File C7E2.13) be received; and,

That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal; and,

That the correspondence from Zoran Churchin, Property Manager, Zoran Property Management Inc. dated September 6, 2000, re: **INFORMATION REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - ANNA FISCARELLI - WARD 10** (File C7E2.13) be received.

CARRIED

- D 5. Report from K. Ash, Manager, Development Services, Planning and Building Department, dated August 16, 2000, re: **INFORMATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - DAIMLERCHRYSLER CANADA LIMITED - WARD 11** (File C6E9.5).

K. Ash gave a presentation. Mr. J. Harbell, solicitor for DaimlerChrysler addressed committee to explain why the application has been filed. Ben So, DaimlerChrysler Plant Engineer, addressed committee to explain why the application is vague. Committee was informed that another meeting will take place at the plant for the public to receive any further information on either the working of the plant or on the application. This meeting is being set up in response to a request from Councillor Hames. Mr. So explained that the Bramalea Plant is bidding on a new model vehicle that is expected to be in production within the next 2 – 5 years. The expansion will allow multi vehicle types to be produced at the same time, and will allow flexibility at the plant.

Mr. Clare Riepma, representing the owner of Jesna Plaza, expressed his client's concerns that little is known about the expansion and the impact it will have on Jesna

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Plaza, (impact on traffic, what building will look like). Mr. Riepma requested that the restrictions not be lifted on setbacks.

Mr Sean O'Neil, representing land owners on Torbram Road asked if minor stamping and painting will be done. Mr. So replied that currently the painting facility is in the middle of the plant and in the garage area and there is no plan to move the locations.

Mr. Jim Fallon, 57 Grassington Crescent, expressed his concerns regarding the aesthetics of the plant, traffic and odours. He asked if there will be an expansion of the current berm to help cut down on the noise, and requested trees be planted on the boulevard to help cut down on the noise.

Committee asked staff if controls can be put in place regarding what type of work is performed in the addition. Staff responded that through zoning controls this could be achieved

PB211-2000 That the report from K. Ash, Manager, Development Services, Planning and Building Department, dated August 16, 2000, to the Planning and Building Committee meeting of September 6, 2000, re: **INFORMATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - DAIMLERCHRYSLER CANADA LIMITED - WARD 11** (File C6E9.5) be received; and,

That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

D 6. Report from R. Nykyforchyn, Development Planner, Planning and Building Department, dated August 17, 2000, re: **INFORMATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - KLM PLANNING PARTNERS INC. - WARD 10** (File C6E15.1).

R. Nykyforchyn gave a presentation. Michael Gagnon, Gagnon Law and Bozzo Urban Planners Ltd., representing Clariville, addressed committee to explained that he had just been retained by the client late this afternoon and has not had the opportunity to review the application. He was not aware of any problems at this time but requested the right to reserve his clients rights in case of any problems.

PB212-2000 That the report from R. Nykyforchyn, Development Planner, Planning and Building Department, dated August 17, 2000, to the Planning and Building Committee meeting of September 6, 2000, re: **INFORMATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - KLM PLANNING PARTNERS INC. - WARD 10** (File C6E15.1) be received; and,

That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- D 7. Report from D. Nicholson, Policy Planner, Planning and Building Department, dated August 22, 2000, re: **PROPOSAL TO AMEND THE SANDALWOOD INDUSTRIAL EAST SECONDARY PLAN - THE CITY OF BRAMPTON - WARD 2** (File C1W11.25/P26S-2).

D. Nicholson gave a presentation.. Jennifer MacGregor, representing the property owner to north of the application, addressed committee with concerns regarding the extension of Trembly Street, a 100 foot gap at Whybank Drive, and the possibility of bringing 2 streets through the subdivision to the Wexford Drive extension. She expressed her willingness to work with planning staff on these issues.

- PB213-2000 That the report from D. Nicholson, Policy Planner, Planning and Building Department, dated August 22, 2000, to the Planning and Building Committee meeting of September 6, 2000, re: **PROPOSAL TO AMEND THE SANDALWOOD INDUSTRIAL EAST SECONDARY PLAN - THE CITY OF BRAMPTON - WARD 2** (File C1W11.25/P26S-2) be received; and,

That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- D 8. Report from R. Nykyforchyn, Development Planner, Planning and Building Department, dated August 23, 2000, re: **INFORMATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - MASUMEEN ISLAMIC CENTRE - WARD 3** (File T1E13.8).

R. Nykyforchyn gave a presentation. Mr. Paul Catania, property owner north of proposed plan, expressed his concern with traffic overflow, as the Brampton Centre for Sports and Entertainment is across the street and there have been problems. Mr. Catania asked what the lands will be zoned. Staff responded that the zoning designation will be Institutional I-1. Committee was informed that the proposed building will look like it is 1 ½ stories in height, and the parking requirement has been met.

Mr. Michael Walsh, representing the Brampton Golf Course, expressed concerns with traffic issues and parking problems for certain events that may have upwards of 250 people attending. Concern was also expressed regarding problems with straying golf balls (hole that is adjacent to this property can not be adjusted to help alleviate straying golf balls.) Concern with disruption to the applicant from heavy equipment that is used to maintain the golf course – the road used by the equipment is adjacent to the applicants property.

Mr. Neil Davis, representing a land owner to the north of the application – Mrs. Ethel Campbell, expressed concerns regarding Official Plan Amendment 127 which has been initiated to remove the lands from the parkway belt. He requested a secondary plan be in place on these lands before approval of the application is given.

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Committee requested the applicant to install curbs etc. as if the road were widened to four lanes so that work would not have to be redone when Kennedy Road is widened. It was requested that this appear in a report.

- PB214-2000 That the report from R. Nykyforchyn, Development Planner, Planning and Building Department, dated August 23, 2000, to the Planning and Building Committee meeting of September 6, 2000, re: **INFORMATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - MASUMEEN ISLAMIC CENTRE - WARD 3** (File T1E13.8) be received; and,

That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

E. DELEGATIONS

- E 1. Delegation of the GTSB Countryside and Environment Working Group re: **GREATER TORONTO SERVICES BOARD - A GTA COUNTRYSIDE STRATEGY - DRAFT STRATEGIC DIRECTIONS - COUNTRYSIDE AND ENVIRONMENT WORKING GROUP PRESENTATION** (File G25OV).

Mr. Alan Tonks and Ms. Lynn Morrow gave a presentation on the Countryside Strategy. A copy of the discussion paper and an executive summary of the discussion paper were handed out. Mr. Tonks and Ms. Morrow requested input from the City and from any interested member of the public.

Andrew Luimes, resident, asked questions of the delegation.

- PB214-2000 That the delegation of Lynn Morrow and Alan Tonks to the Planning and Building Committee meeting of September 6, 2000, re: **GREATER TORONTO SERVICES BOARD - A GTA COUNTRYSIDE STRATEGY - DRAFT STRATEGIC DIRECTIONS - COUNTRYSIDE AND ENVIRONMENT WORKING GROUP PRESENTATION** (File G25OV) be received.

CARRIED

- E 2. Delegation of Mr. Colin Chung, Gagnon Law Bozzo Urban Planners Ltd., re: **COMMITTEE OF ADJUSTMENT APPLICATION - FINSTEELE HOLDINGS INC. - WARD 10** (File G31A192/00) (See Report L1).

Mr. Marshall, Commission of Planning and Building gave an overview as to why this appeared on the agenda. An appeal to the Ontario Municipal Board was submitted by the City of Brampton as the last day for appeals was before this meeting. Since the appeal was submitted discussions have taken place between staff and the applicant and his agent and a solution acceptable to staff has been reached. Mr. Marshall requested direction to withdraw the appeal subject to conditions contained in the proposed recommendation.

Mr. Colin Chung, Gagnon Law Bozzo Urban Planners, representing Finsteele Holdings Inc., was in attendance to answer any questions Committee may have.

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Committee asked question of staff as to the approval process for the Committee of Adjustments. Staff responded that the committee is bound by 4 tests under the Planning Act, staff advise the committee on whether or not the application meets all four tests, if it fails any one of the test the application can be turned down. The Committee of Adjustment does not always follow the staff recommendations and has made decisions contrary to staff recommendations. Committee questioned whether or not an application can be denied going to the Committee of Adjustment. Staff responded that they can not be denied.

Item L1 was brought forward and dealt with at this time.

PB216-2000

That the delegation of Mr. Colin Chung, Gagnon Law Bozzo Urban Planners Ltd., to the Planning and Building Committee meeting of September 6, 2000, re:

COMMITTEE OF ADJUSTMENT APPLICATION - FINSTEELE HOLDINGS INC. - WARD 10 (File G31A192/00) be received; and,

That the Commissioner of Planning and Building be directed to withdraw the appeal against Committee of Adjustment Approval of Minor Variance Application A192/00 re: Finstele Holdings Inc. subject to the following conditions:

1. That the existing development agreement be amended to reflect the revised development concept presented to Planning and Building Committee on September 6, 2000; and,
2. That the owner file an application to amend the zoning by-law to permit the following uses on the subject lands:
 - (i) an office;
 - (ii) an industrial manufacturing, processing, warehousing and distribution facility;
 - (iii) a research and development facility;
 - (iv) a bank, trust compnay or financial institution;
 - (v) a retail establishment;
 - (vi) a personal service shop;
 - (vii) a dining room restaurant; a standard restaurant or take out restaurant (only in conjunction with the other permitted uses);
 - (viii) a recreational facility or structure;
 - (ix) a hotel or motel;
 - (x) a banquet hall; and,
 - (xi) purposes accessory to the other permitted purposes.

Zoning Requirements and Restrictions:

- (i) Minimum setback to Steeles Avenue East: 35.0 metres
- (ii) Minimum setback to Finch Avenue: 27.0 metres
- (iii) Minimum Lot Area: 4.0 hectares
- (iv) Minimum Landscaped Open Space:
A contiguous 9.0 metre wide landscaped area abutting Steeles Avenue East and a contiguous 9.0 metre wide landscaped area abutting Finch Avenue save and except at access locations;
- (v) Maximum building height shall not exceed 8 stories; and,
- (vi) The maximum floor space index for an office, excluding a parking structure shall not exceed 1.0.

CARRIED

- E 3. Delegation of Mr. Vince Fabiano re: **APPLICATION FOR PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY - 11651 BRAMALEA ROAD - WARD 10** (File G33-LA).

Ms. Marcia Fabiano spoke on behalf of Mr. Vince Fabiano. Committee was informed that the property was purchased in July 1999 with the intent to demolish the existing dwelling and building a new residence. Ms. Fabiano passed out photos showing the current state of the residence and informed committee that raccoons inhabit the attic, there are problems with mice and rats, there is little to no insulation, and propane costs are \$800 to \$1000 per month.

Committee asked questions of the delegation and informed the delegation that a new process has been put in place regarding demolition permits. The delegation was requested to follow the new procedure as the residence in question does have some historical value to the City as it was the family home of the Archdekin's. The delegation was informed that there is a site where homes can be moved to if a prospective purchaser can be found. The delegation was requested to contact Dan Nicholson of the Planning and Building Department to receive assistance.

Item I1 brought forward and dealt with at this time.

- PB217-2000 That the delegation of Mr. Marcia Fabiano to the Planning and Building Committee meeting of September 6, 2000, re: **APPLICATION FOR PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY - 11651 BRAMALEA ROAD - WARD 10** (File G33-LA) be received; and,

That the report from B. Campbell, Director of Building and Chief Building Official, dated August 25, 2000, to the Planning and Building Committee meeting of September 6, 2000, re: **APPLICATION FOR PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY - 11651 BRAMALEA ROAD - WARD 10** (File G33-LA) be received; and,

That the application for a permit to demolish the residential property located at 11651 Bramalea road be deferred until such time as a re-development plan is submitted and has proceeded to the approvals staged identified in the conditions for recommendation for approval; and,

That the application be referred to the Brampton Heritage Board.

CARRIED.

F. DEFERRED/REFERRED ITEMS - nil

G. DEVELOPMENT TEAM REPORTS

- * G 1. Report from T. Goodeve, Development Planner, Planning and Building Department, dated August 16, 2000, re: **RECOMMENDATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - RANBURNE HOLDINGS LTD. - WARD 2** (File C2E11.15).

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PB218-2000 That the report from T. Goodeve, Development Planner, Planning and Building Department, dated August 16, 2000, to the Planning and Building Committee meeting of September 6, 2000, re: **RECOMMENDATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - RANBURNE HOLDINGS LTD. - WARD 2** (File C2E11.15) be received; and

That Planning and Building Committee recommend approval of the subject application and staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:

1. The amending zoning by-law shall zone:
 - a) Lots 1 to 17, inclusive, Lots 46 to 49, inclusive, part of Lots 45 and 50, Blocks 18 to 20, inclusive, Block 62 and part of Block 63 on the draft approved plan for subdivision 21T-98006B (dated November 15, 1998) as "Residential Single Family D (R1D)" with the following specific provisions:
 - i) the lands shall only be used for the purposes permitted in an R1D zone.
 - ii) the lands shall be subject to the following requirements and restrictions:
 - (1) Minimum Lot Area: - 264 square metres;
 - (2) Minimum Lot Width:
 - Interior Lot: - 11.0 metres;
 - Corner Lot: - 12.8 metres;
 - (3) Minimum Lot Depth: - 24 metres;
 - (4) Minimum Front Yard Depth:
 - 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
 - (5) Minimum Exterior Side Yard Width:
 - 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
 - (6) Minimum Rear Yard Depth:
 - 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
 - (7) Minimum Interior Side Yard Width:
 - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;

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- (b) 1.2 metres where the interior side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space:
 - (a) 40% of the minimum front yard area; and,
 - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (9) the following provisions shall apply to garages:
 - (a) the maximum garage door width shall be 5.5 metres;
 - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
 - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
 - (d) the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;
- (iii) shall also be subject to the requirements and restrictions of relating to the R1D zone and all the general provisions of By-law 151-88, which are not in conflict with the provisions set out above.
- b) Lots 34 to 44, inclusive, Lots 51 to 53, inclusive, and part of Lots 45 and 50 on the draft approved plan for subdivision 21T-98006B (dated November 15, 1998) as “Residential Single Family D (R1D)” with the following specific provisions:
 - i) the lands shall only be used for the purposes permitted in an R1D zone.
 - ii) the lands shall be subject to the following requirements and restrictions:
 - (1) Minimum Lot Area: - 312 square metres;
 - (2) Minimum Lot Width:
 - Interior Lot: - 10.4 metres;
 - Corner Lot: - 12.2 metres;
 - (3) Minimum Lot Depth: - 30 metres;

- (4) Minimum Front Yard Depth:
 - 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Exterior Side Yard Width:
 - 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (6) Minimum Rear Yard Depth:
 - 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- (7) Minimum Interior Side Yard Width:
 - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
 - (b) 1.2 metres where the interior side yard abuts a public walkway or a non-residential zone;
- (8) Minimum Landscaped Open Space:
 - (a) 40% of the minimum front yard area; and,
 - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (9) the following provisions shall apply to garages:
 - (a) the maximum garage door width shall be 4.12 metres;
 - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
 - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
 - (d) the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;

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- (iii) shall also be subject to the requirements and restrictions of relating to the R1D zone and all the general provisions of By-law 151-88, which are not in conflict with the provisions set out above.
- c) Lots 68 to 78, inclusive, Blocks 64 to 67, inclusive, and part of Block 63 on the draft approved plan for subdivision 21T-98006B (dated November 15, 1998) as “Residential Single Family D (R1D)” with the following specific provisions:
 - i) the lands shall only be used for the purposes permitted in an R1D zone.
 - ii) the lands shall be subject to the following requirements and restrictions:
 - (1) Minimum Lot Area: - 300 square metres;
 - (2) Minimum Lot Width:
 - Interior Lot: - 12.5 metres;
 - Corner Lot: - 14.3 metres;
 - (3) Minimum Lot Depth: - 24 metres;
 - (4) Minimum Front Yard Depth:
 - 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
 - (5) Minimum Exterior Side Yard Width:
 - 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
 - (6) Minimum Rear Yard Depth:
 - 7.5 metres which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
 - (7) Minimum Interior Side Yard Width:
 - (a) 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
 - (b) 1.2 metres where the interior side yard abuts a public walkway or a non-residential zone;
 - (8) Minimum Landscaped Open Space:
 - (a) 40% of the minimum front yard area; and,

- (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
 - (9) the following provisions shall apply to garages:
 - (a) the maximum garage door width shall be 5.5 metres;
 - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
 - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
 - (d) the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;
 - (iii) shall also be subject to the requirements and restrictions of relating to the R1D zone and all the general provisions of By-law 151-88, which are not in conflict with the provisions set out above.
- d) Blocks 54 to 56, inclusive, on the draft approved plan for subdivision 21T-98006B (dated November 15, 1998) as “Residential Two Family A (R2A)” with the following specific provisions:
 - i) the lands shall only be used for the following purposes:
 - (a) a semi-detached dwelling;
 - (b) an auxiliary group home; and,
 - (c) purposes accessory to the other permitted purposes.
 - ii) the lands shall be subject to the following requirements and restrictions:
 - (1) Minimum Lot Area: - 225 square metres per dwelling unit;
 - (2) Minimum Lot Width:
 - Interior Lot: - 15.0 metres per lot, and 7.5 metres per dwelling unit;
 - Corner Lot: - 16.8 metres per lot, and 9.3 metres for the dwelling unit closest to the flankage lot line;

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- (3) Minimum Lot Depth: - 30 metres;
- (4) Minimum Front Yard Depth:
 - 6.0 metres to the front of a garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Exterior Side Yard Width:
 - 3.0 metres, except where a garage faces the exterior side lot line the minimum setback to the front of the garage shall be 6.0 metres;
- (6) Minimum Rear Yard Depth:
 - 7.5 metres which may be reduced to a minimum of 6.0 metres for a dwelling unit provided that the area of the rear yard is at least 25% of the minimum required lot area for the particular unit;
- (7) Minimum Interior Side Yard Width:
 - 1.2 metres, except along the common wall lot line where the setback may be 0.0 metres;
- (8) Minimum Landscaped Open Space:
 - (a) 40% of the minimum front yard area; and,
 - (b) 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- (9) the following provisions shall apply to garages:
 - (a) the maximum garage door width shall be 3.1 metres;
 - (b) the garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit;
 - (c) the garage door width restriction does not apply to the garage door facing a flankage lot line;
 - (d) the interior garage width, as calculated 3 metres from the garage opening, shall not be 0.6 metres more than the maximum garage door width permitted on the lot;

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- (iii) shall also be subject to the requirements and restrictions of relating to the R2A zone and all the general provisions of By-law 151-88, which are not in conflict with the provisions set out above.

That staff be authorized to further red-line revise the draft approved plan for subdivision 21T-98006B (dated November 15, 1998) to enable the following:

- (1) reconfiguration of Lots 1 to 17, inclusive, Lots 46 to 49, inclusive, part of Lots 45 and 50, Blocks 18 to 20, inclusive, Block 62 and part of Block 63 to enable single family detached development based on an 11.0 metre by 25.0 metre (36 by 82 foot) lot module;
- (2) reconfiguration of Lots 34 to 44, inclusive, Lots 51 to 53, inclusive, and part of Lots 45 and 50 to enable single family detached development based on a 10.4 metre by 30.5 metre (34.1 by 100 foot) lot module;
- (3) reconfiguration of Lots 68 to 78, inclusive, Blocks 64 to 67, inclusive, and part of Block 63 to enable single family detached development based on a 12.5 metre by 25 metre (41 by 82 foot) lot module;
- (4) reconfiguration of Blocks 54 to 56, inclusive, to enable semi-detached dwelling development based on a 15.3 metre by 30.5 metre (50.2 by 100 foot) lot module; and,
- (5) incorporation of abutting lands to the east owned by the applicant, consisting of the following: (a) the area to be conveyed for the future diversion of Heart Lake Road; and (b) the intervening lands between the Heart Lake Road Diversion and the current easterly boundary of the plan, as block(s) for future development and a park block.

That a further public meeting not be convened regarding the incorporation of additional lands and the red-line revisions to Lots 1 to 17, inclusive, Lots 34 to 53, inclusive, Lots 68 to 78, inclusive, Blocks 18 to 20, inclusive, Blocks 54 to 56, inclusive, and Blocks 62 to 67, inclusive, on the draft approved plan for subdivision 21T-98006B (dated November 15, 1998).

CARRIED

- G 2. Report from T. Goodeve, Development Planner, Planning and Building Department, dated August 15, 2000, re: **RECOMMENDATION REPORT - DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - DANIMAR HOLDINGS INC. - WARD 6** (File C2W12.2).

PB219-2000 That the report from T. Goodeve, Development Planner, Planning and Building Department, dated August 15, 2000, to the Planning and Building Committee meeting of September 6, 2000 re: **RECOMMENDATION REPORT - DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - DANIMAR HOLDINGS INC. - WARD 6** (File C2W12.2) be received; and,

That prior to the issuance of draft plan approval, the applicant shall prepare a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Community Information Maps;

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That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan;

That Planning and Building Committee recommend approval of the subject application and staff be directed to prepare the appropriate amendments to the zoning by-law; and,

That staff be authorized to issue the notice of draft plan approval at such time as all items recommended by Planning and Building Committee to be addressed prior to draft plan approval have been addressed to the satisfaction of the City, subject to the following:

1. any necessary red-line revisions to the draft plan identified by staff; and,
2. all conditions contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning and Building.

CARRIED

H. POLICY PLANNING REPORTS

- * H 1. Report from D. Nicholson, Policy Planner, Planning and Building Department, dated August 9, 2000, re: **INTENTION TO DESIGNATE UNDER PART IV OF THE ONTARIO HERITAGE ACT - ROYAL CANADIAN LEGION BUILDING - 40 ELIZABETH STREET SOUTH - WARD 4** (File G33LA).

PB220-2000 That the report from D. Nicholson, Policy Planner, Planning and Building Department, dated August 9, 2000, to the Planning and Building Committee meeting of September 6, 2000, re: **INTENTION TO DESIGNATE UNDER PART IV OF THE ONTARIO HERITAGE ACT - ROYAL CANADIAN LEGION BUILDING - 40 ELIZABETH STREET SOUTH - WARD 4** (File G33LA) be received; and,

That the "NOTICE OF INTENTION TO DESIGNATE" attached as Appendix 1 to the staff report dated August 9, 2000, be served on the property owner and the Ontario Heritage Foundation, and that this notice also be published in the Brampton Guardian in accordance with the applicable legislation; and,

That staff report back to City Council at their next meeting after the expiry of the appeal period under Section 29 of the *Ontario Heritage Act*, regarding the filing of any objections to the designation of the Royal Canadian Legion Building at 40 Elizabeth Street South as a property of historical, architectural and contextual significance under Part IV of the *Ontario Heritage Act* (R.S.O. 1990, c.O.18) and submit for the consideration of Council the draft by-law attached to the report dated August 9, 2000.

CARRIED

I. BUILDING REPORTS

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- I 1. Report from B. Campbell, Director of Building and Chief Building Official, dated August 25, 2000, re: **APPLICATION FOR PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY - 11651 BRAMALEA ROAD - WARD 10** (File G33-LA).

DEALT WITH UNDER E 3 RECOMMENDATION PB217-2000

- I 2. Report from B. Campbell, Director of Building and Chief Building Official, dated August 25, 2000, re: **APPLICATION FOR PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY - 10205 KENNEDY ROAD NORTH AND 10225 KENNEDY ROAD NORTH - WARD 2** (File G33-LA).

PB221-2000 That the report from B. Campbell, Director of Building and Chief Building Official, dated August 25, 2000, to the Planning and Building Committee meeting of September 6, 2000, re: **APPLICATION FOR PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY - 10205 KENNEDY ROAD NORTH AND 10225 KENNEDY ROAD NORTH - WARD 2** (File G33-LA) be received; and,

That the application for a permit to demolish the residential properties located at 10205 Kennedy Road North and 10225 Kennedy Road North be granted once the appeal period expires on September 11, 2000.

CARRIED

- I 3. Report from B. Campbell, Director of Building and Chief Building Official, dated August 25, 2000, re: **APPLICATION FOR PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY - 10081 BRAMALEA ROAD - WARD 10** (File G33-LA).

Committee was informed that the dwelling is being moved to a site in Caledon and redevelopment of the site is at the site plan approval stage.

Direction was given:
to Building staff to inform committee whether or not the properties are vacant or inhabited whenever it can be ascertained.

PB222-2000 That the report from B. Campbell, Director of Building and Chief Building Official, dated August 25, 2000, to the Planning and Building Committee meeting of September 6, 2000, re: **APPLICATION FOR PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY - 10081 BRAMALEA ROAD - WARD 10** (File G33-LA) be received; and,

That the applications for a permit to demolish the residential property located at 10081 Bramalea Road be approved.

CARRIED

- * I 4. Report from B. Campbell, Director of Building and Chief Building Office, dated August 25, 2000, re: **BUILDING PERMIT ACTIVITY FOR THE MONTH OF JULY 2000** (File B11).

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PB223-2000 That the report from B. Campbell, Director of Building and Chief Building Office, dated August 25, 2000, to the Planning and Building Committee meeting of September 6, 2000, re: **BUILDING PERMIT ACTIVITY FOR THE MONTH OF JULY 2000** (File B11) be received.

CARRIED

J. URBAN DESIGN AND ZONING REPORTS - nil

K. HERITAGE BOARD MINUTES

* K 1. Minutes - **BRAMPTON HERITAGE BOARD** - August 24, 2000.

PB224-2000 That the Minutes of the **BRAMPTON HERITAGE BOARD** dated August 24, 2000, to the Planning & Building Committee meeting of September 6, 2000, be approved as printed and circulated

CARRIED

The recommendations were approved as follows:

HB093-2000 That the Agenda for the Brampton Heritage Board Meeting dated August 24, 2000 be approved as printed and circulated.

HB094-2000 That the Minutes of the Brampton Heritage Board Meeting of June 15, 2000, to the Brampton Heritage Board Meeting of August 24, 2000, be approved as printed and circulated.

HB095-2000 That the Minutes of the Brampton Heritage Board Meeting of June 27, 2000, to the Brampton Heritage Board Meeting of August 24, 2000, be approved as printed and circulated.

HB096-2000 That an honorarium of \$50.00 be paid to the Town Crier for his services in the opening of the Annual Meeting of the Joint LACACs of Peel, being hosted by the Brampton Heritage Board on Friday, September 22, 2000, at Historic Bovaird House, Brampton.

HB097-2000 That the verbal update from the **SUB-COMMITTEE RESEARCHING DESIGNATION OF THE HERITAGE BRIDGE- CREDITVIEW ROAD – NORTH OF STEELES AVENUE – WARD 6** (File G33) be **deferred** to the Brampton Heritage Board Meeting of September 28, 2000.

HB098-2000 That the matter of the **ROYAL CANADIAN LEGION BUILDING, 40 ELIZABETH STREET SOUTH** (File G33) be **deferred** to the Brampton Heritage Board Meeting of September 28, 2000.

HB099-2000 That the matter of the **FARMHOUSE – 7441 KENNEDY ROAD SOUTH – FOLLOW-UP TO TOUR OF BUILDING** (File G33) be **deferred** to the Brampton Heritage Board Meeting of September 28, 2000.

HB100-2000 That the application from Gayle and Vincent Hill, 18 Rosedale Avenue, Brampton, dated June 16, 2000, to purchase a plaque under the Brampton Heritage Board's Historic Plaque Program, to the Brampton Heritage Board Meeting of August 24, 2000, be approved.

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- HB101-2000 That the matter of the **CHURCHVILLE HERITAGE PERMIT HANDBOOK** (File G33) be **deferred** to the Brampton Heritage Board Meeting of September 28, 2000.
- HB102-2000 That the matter of the **PROCESS FOR EXEMPTION FROM DEVELOPMENT CHARGES BY-LAW FOR RELOCATION OF HERITAGE HOMES** (File G33) be **deferred** to the Brampton Heritage Board Meeting of September 28, 2000.
- HB103-2000 That the matter of the **DISTRIBUTION OF HERITAGE VIDEOS – “BRAMPTON: MEMORIES OF A SMALL TOWN” – TO BRAMPTON SCHOOLS** (File G33) be **deferred** to the Brampton Heritage Board Meeting of September 28, 2000.
- HB104-2000 That the correspondence from T.E. Goodeve, Development Planner, Development Services, Planning and Building Department, dated August 15, 2000, to the Brampton Heritage Board Meeting of August 24, 2000, re: **NOTICE OF APPLICATION AND REQUEST FOR COMMENTS – PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – MAYLON O. SIMPSON ESTATES LTD., PART OF LOT 11, CONCESSION 1, W.H.S. (NORTHWEST QUADRANT OF HURONTARIO STREET AND HIGHWAY 7) – WARD 2** (File C1W11.25) be **referred** to Dan Nicholson, Policy and Heritage Planner, Planning and Building Department, with a request that he meet with the members of the Brampton Heritage Board’s Development Applications Review Sub-Committee and City Councillor Susan DiMarco, to determine Committee’s comments on this application in order to develop and put forward a response to this correspondence.
- HB105-2000 That the correspondence from Mr. Jeffrey J. Smith, Appraiser/Negotiator and Real Estate Team Co-Leader, Property Services Division, Housing and Property Department, Region of Peel, to G. Evans, Building Plans Examiner, Planning and Building Department, dated August 11, 2000, to the Brampton Heritage Board Meeting of August 24, 2000, re: **DEMOLITION PERMIT APPLICATION – 1505 STEELES AVENUE WEST – BOY SCOUT HEADQUARTERS – WARD 6** (File G33) be received; and,
- That Dan Nicholson, Policy and Heritage Planner, Planning and Building Department, be requested to keep the Brampton Heritage Board informed on this matter.
- HB106-2000 That the correspondence from D. Nicholson, Policy and Heritage Planner, Planning and Building Department, to Mr. Bert O’Hearn, The Royal Canadian Legion Branch 15, dated July 12, 2000, to the Brampton Heritage Board Meeting of August 24, 2000, re: **ROYAL CANADIAN LEGION BUILDING, 40 ELIZABETH STREET SOUTH** (File G33) be **deferred** to the Brampton Heritage Board Meeting of September 28, 2000.
- HB107-2000 That the correspondence from Mr. Bert O’Hearn, Chair, Building Committee, The Royal Canadian Legion Branch 15, to D. Nicholson, Policy and Heritage Planner, Planning and Building Department, dated July 24, 2000, to the Brampton Heritage Board Meeting of August 24, 2000, re: **ROYAL CANADIAN LEGION BUILDING, 40 ELIZABETH STREET SOUTH** (File G33) be **deferred** to the Brampton Heritage Board Meeting of September 28, 2000.
- HB108-2000 That the correspondence from D. Nicholson, Policy and Heritage Planner, Planning and Building Department, to Members of Council, dated July 31, 2000, to the

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Brampton Heritage Board Meeting of August 24, 2000, re: **INFORMATION MEMORANDUM: CLARIFICATION OF HERITAGE PRESERVATION TOOLS** (File G33) be **deferred** to the Brampton Heritage Board Meeting of September 28, 2000.

- HB109-2000 That the correspondence from Mr. Paul Hunt, Chair, Advocacy Committee, Brampton Historical Society, dated August 10, 2000, to the Brampton Heritage Board Meeting of August 24, 2000, re: **ARTICLE FROM JULY 26, 2000 EDITION OF "GTA MUNICIPAL NEWS" ENTITLED "HERITAGE KEY TO DOWNTOWN RENEWAL"** (File G33) be received.
- HB110-2000 That the correspondence from Ms. Dorothy Willis, Research Committee, Brampton Historical Society, dated June 30, 2000, to the Brampton Heritage Board Meeting of August 24, 2000, re: **INVITATION TO MAKE A SUBMISSION FOR UPCOMING BRAMPTON HISTORICAL SOCIETY PUBLICATION** (File G33) be received.
- HB111-2000 That the correspondence from Ms. Helen Johns, Minister of Citizenship, Culture and Recreation, undated, to the Brampton Heritage Board Meeting of August 24, 2000, re: **HERITAGE RETAIL SALES TAX REBATE PROGRAM** (File G33) be **deferred** to the Brampton Heritage Board Meeting of September 28, 2000.
- HB112-2000 That the correspondence from Mr. John Davidson, Manager, Heritage Policy and Program Development Unit, Ministry of Citizenship, Culture and Recreation, dated July 12, 2000, to the Brampton Heritage Board Meeting of August 24, 2000, re: **MINISTRY CONTACT FOR LACAC INQUIRIES** (File G33) be received.
- HB113-2000 That the correspondence from Mrs. Arlene M. Geerts, Georgetown, dated May 25, 2000, to the Brampton Heritage Board Meeting of August 24, 2000, re: **PHOTOGRAPH – 1932 BRAMPTON FIRE DEPARTMENT** (File G33) be received; and,
- That Mrs. Geerts be informed of the Brampton Heritage Board's grateful acknowledgement and appreciation for this generous donation.
- HB114-2000 That the Brampton Heritage Board do now adjourn to meet again on Thursday, September 28, 2000, 7:00 p.m., Clerk's Boardroom, 1st Floor, Brampton City Hall, or at the call of the Chair.

L. OTHER BUSINESS

- L 1. Report from J. Hardcastle, Development Planner, Planning and Building Department, dated August 24, 2000, re: **DIRECTION TO APPEAL COMMITTEE OF ADJUSTMENT APPROVAL OF MINOR VARIANCE APPLICATION A192/00 – FINSTEELE HOLDINGS INC. - WARD 10** (File G31 A192/00) (See Delegation E1).

DEALT WITH UNDER RECOMMENDATION PB216-2000

- L 2. Discussion re: **EXECUTIVE HOUSING IN THE TORONTO GORE AREA**

Discussion took place regarding a block of land bounded by Mayfield Road, The Gore Road, Countryside Drive and Carberry Park to reduce the size of lots from 2

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acres. Committee was informed that the land owners would like to develop the area for executive homes.

PB225-2000

Whereas the market for Estate Residential lots in the Toronto Gore area has been almost non-existent over the last ten years and is not likely to improve; and,

Whereas it is the objective of the City of Brampton to encourage the development of Upscale Executive Housing throughout the City; and

Whereas Landowners in the area bounded by Mayfield road, The Gore Road, Countryside Drive and McVean Drive are desirous of developing their lands for Upscale Executive Housing and are willing to fund the various technical studies required pursuant to amending the Official Plan;

Therefore, be it resolved that the are bounded by Mayfield Road, The Gore Road, Countryside Drive and Carberry Park (west of McVean Drive) be considered as a potential area for Upscale Executive Housing, and, that staff be directed to work with the Landowners an their Consultants to have the required technical studies carried out (including an evaluation of the interface issues between Urban Residential and Estate Residential designations) and to proceed to prepare a Secondary Plan for the area.

CARRIED

M. QUESTION PERIOD

1. Councillor Jeffrey asked if Mr. Marshall, Commissioner of Planning and Building to send an e-mail regarding changes that have taken place in the Planning and Building Department.

N. CLOSED MEETING

PB205-2000 That Committee proceed to Closed Session in order to address a matter pertaining to:

- Security of the property of the municipality or local board.

CARRIED

O. ADJOURNMENT

PB226-2000 That the Planning & Building Committee do now adjourn to meet again on Monday, September 18, 2000 at 1:00 p.m. or at the call of the Chair.

CARRIED

SEPTEMBER 18, 2000

1:00 P.M. – REGULAR MEETING COUNCIL CHAMBERS - 4TH FLOOR

PRESENT:

City Councillor G. Gibson (Chair)
Regional Councillor P. Palleschi (Vice-Chair)
Regional Councillor R. Begley
Regional Councillor L. Bissell
Regional Councillor S. Fennell
Regional Councillor G. Miles
City Councillor B. Hunter
City Councillor R. Callahan
City Councillor S. DiMarco
City Councillor J. Hutton
City Councillor B. Cowie
City Councillor P. Richards
City Councillor D. Metzak
City Councillor J. Sprovieri

ABSENT:

City Councillor L. Jeffrey
City Councillor S. Hames (vacation)
Mayor Robertson

STAFF PRESENT:

J. Marshall, Commissioner of Planning & Building
J. Metras, Commissioner of Legal Services & City Solicitor
W. Winterhalt, Director, Policy & Research, Planning & Building
R. Bino, Manager of Development Services, Works &
Transportation
K. Walsh, Director Facility Development & Property Management,
Community Services
K. MacCollum, Legislative Co-ordinator, Legal Services
Department

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The meeting was called to order at 1:05 p.m.

Committee adjourned at 1:50 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

ITEM	RECOMMENDATION
A.	PB227-2000 APPROVAL OF AGENDA
D 1.	PB228-2000 REQUEST TO AMEND THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN (File P75CE)
G 1.	PB228-2000 REQUEST TO AMEND THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN (File P75CE).
G 2.	PB229-2000 PROPOSED REVISIONS TO POLICIES REGARDING PLACES OF WORSHIP (File P13IN).
G 3.	PB230-2000 MCVEAN CORRIDOR COMMUNITY VISION AND SECONDARY PLAN AMENDMENT (File P26S41).
G 4.	PB231-2000 VALES NORTH SECONDARY PLAN AREA 49: DRAFT SECONDARY PLAN (File P26S49).
H 1.	PB232-2000 BUILDING PERMIT ACTIVITY FOR THE MONTH OF AUGUST 2000 (File B11).
O.	PB233-2000 ADJOURNMENT

City Councillor Gibson, Chair

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A. APPROVAL OF AGENDA

PB227-2000 That the Agenda for the Planning & Building Committee Meeting dated September 18, 2000, be approved as printed.

CARRIED

B. CONFLICTS OF INTEREST - nil

C. CONSENT

- * The following items listed with an asterisk (*) are considered to be routine and non-controversial by the Committee and will be approved at one time. There will be no separate discussion of these items unless a Committee Member requests it, in which case the item will not be consented to and will be considered in the normal sequence of the agenda.

(H1)

CARRIED

D. DELEGATIONS

- D 1. Delegation of Mr. Michael Gagnon, Gagnon Law Bozzo Urban Planners Ltd. re:
**REQUEST TO AMEND THE CENTRAL AREA COMMUNITY
IMPROVEMENT PLAN** (File P75CE)(See Report G1).

Mr. Gagnon spoke on behalf of his client Mr. Gubasta of 18 Hillcrest Drive, to request a one year extension for the property at 18 Hillcrest Drive under the Central Area Community Improvement Plan. Mr. Gagnon explained that financing can not be arranged for this project until 75% of the units have been sold and to-date approximately 35% of the units have been sold.

Discussion took place regarding the effects this would have on other projects. Staff explained that until site plan approval has been requested a project does not go onto the list.

Item G1 was brought forward and dealt with at this time.

- PB228-2000 That the delegation of Mr. Michael Gagnon, Gagnon Law Bozzo Urban Planners Ltd., to the Planning and Building Committee meeting of September 18, 2000, re:
**REQUEST TO AMEND THE CENTRAL AREA COMMUNITY
IMPROVEMENT PLAN** (File P75CE) be received; and,

That the report from P. Cooper, Downtown Brampton Policy Planner, Planning and Building Department, dated September 11, 2000, to the Planning and Building Committee meeting of September 18, 2000, re: **REQUEST TO AMEND THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN** (File P75CE) be received; and,

That a public meeting be held with respect to the request by Asta Developers (Ontario) Inc. on October 2, 2000, in accordance with City Council procedures to receive public input and formal comment, and the method of notification be limited to a newspaper advertisement; and,

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Planning and Building Committee

That subject to the results of the public meeting, Council direct staff whether or not to submit an amendment to the Central Area Community Improvement Plan to City Council for adoption.

CARRIED

E. DEFERRED/REFERRED ITEMS - nil

F. DEVELOPMENT TEAM REPORTS - nil

G. POLICY PLANNING REPORTS

- G 1. Report from P. Cooper, Downtown Brampton Policy Planner, Planning and Building Department, dated September 11, 2000, re: **REQUEST TO AMEND THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN** (File P75CE).

Dealt with under Recommendation PB228-2000

- G 2. Report from A. Janzen, Policy Planner, Planning and Building Department, dated September 7, 2000, re: **PROPOSED REVISIONS TO POLICIES REGARDING PLACES OF WORSHIP** (File P13IN).

Discussion took place regarding an area designation for a place of worship campus, as well as how properties that have dual zoning designations on them are assessed. Committee was informed that properties are assessed by their use and not their designation. Discussion also took place regarding high density residential units being built and maintained by church groups. It was explained to committee that currently the residential designation that is in place in conjunction with a designation for a place of worship is for medium – low density and not high density residential.

*Direction to staff:
to prepare a report on the feasibility of a place of worship campus.*

- PB229-2000 That the report from A. Janzen, Policy Planner, Planning and Building Department, dated September 7, 2000, to the Planning and Building Committee meeting of September 18, 2000, re: **PROPOSED REVISIONS TO POLICIES REGARDING PLACES OF WORSHIP** (File P13IN) be received; and,

That a Public Meeting be held in accordance with City Council procedures in order to receive input and comment on the proposed revisions to policies regarding Places of Worship as set out in the draft Official Plan Amendment attached with the aforementioned report, and,

That subject to the results of the Public Meeting, staff be directed to submit a final Official Plan Amendment to Council for adoption.

CARRIED

- G 3. Report from A. Smith, Policy Planner, Planning and Building Department, dated September 12, 2000, re: **MCVEAN CORRIDOR COMMUNITY VISION AND SECONDARY PLAN AMENDMENT** (File P26S41).

MINUTES
Planning and Building Committee

Discussion took place regarding the use of roundabouts at intersections in the McVean Corridor Community. Committee was informed that discussions have been taking place regarding this issue and there will be further work on defining appropriate locations for roundabouts.

- PB230-2000 That the report from A. Smith, Policy Planner, Planning and Building Department, dated September 12, 2000, to the Planning and Building Committee meeting of September 18, 2000, re: **MCVEAN CORRIDOR COMMUNITY VISION AND SECONDARY PLAN AMENDMENT** (File P26S41) be received; and,
- That the Concept Plan attached to the report dated September 12, 2000, as Appendix C be generally endorsed as the basis for preparing a refined community vision block plan for the McVean Corridor area; and,
- That staff be authorized to expedite an amendment to the Bram East Secondary Plan in order to implement the Concept Plan that has been developed for the McVean Corridor area and that a draft amendment, based on Appendix D to the report of September 12, 2000, be forwarded to a Statutory Public Meeting on October 2, 2000.

CARRIED

- G 4. Report from D. Nicholson, Policy Planner, Planning and Building Department, dated September 5, 2000, re: **VALES NORTH SECONDARY PLAN AREA 49: DRAFT SECONDARY PLAN** (File P26S49).

Clarification was requested from committee regarding medium and low density residential properties. Committee was informed that there was an error in the map with reference to low density residential homes in the report dated September 5, 2000, and it will be corrected in the report of the Public Meeting.

- PB231-2000 That the report from D. Nicholson, Policy Planner, Planning and Building Department, dated September 5, 2000, to the Planning and Building Committee meeting of September 18, 2000, re: **VALES NORTH SECONDARY PLAN AREA 49: DRAFT SECONDARY PLAN** (File P26S49) be received, and,
- That the report dated September 5, 2000, and a draft Official Plan Amendment be circulated to relevant City staff and outside agencies to solicit comments and input;
- That a statutory public meeting be held on October 2, 2000, in accordance with City Council procedures in order to receive input and comment on the draft land use plan and secondary plan and related Official Plan Amendment; and,
- That subject to the results of the document circulation and the public information meeting, staff be directed to submit the Vales North Secondary Plan to City Council for adoption.

CARRIED

MINUTES
Planning and Building Committee

H. BUILDING REPORTS

- * H 1. Report from B. Campbell, Director of Building and Chief Building Official, Planning and Building Department, dated September 11, 2000, re: **BUILDING PERMIT ACTIVITY FOR THE MONTH OF AUGUST 2000** (File B11).
- PB232-2000 That the report from B. Campbell, Director of Building and Chief Building Official, Planning and Building Department, dated September 11, 2000, to the Planning and Building Committee meeting of September 18, 2000, re: **BUILDING PERMIT ACTIVITY FOR THE MONTH OF AUGUST 2000** (File B11) be received.

CARRIED

I. URBAN DESIGN AND ZONING REPORTS - nil

J. HERITAGE BOARD MINUTES - nil

K. OTHER BUSINESS - nil

M. QUESTION PERIOD - nil

N. CLOSED MEETING - nil

O. ADJOURNMENT

- PB233-2000 That the Planning & Building Committee do now adjourn to meet again on Monday, October 2, 2000 at 7:00 p.m. or at the call of the Chair.

CARRIED

OCTOBER 2, 2000

**7:00 P.M. – REGULAR MEETING
COUNCIL CHAMBERS - 4TH FLOOR**

PRESENT:

City Councillor G. Gibson (Chair)
Regional Councillor P. Palleschi (Vice-Chair)(arrived 7:10 p.m.)
Mayor Robertson (left at 8:32 p.m.)
Regional Councillor L. Bissell
Regional Councillor S. Fennell (arrived at 7:30 p.m., left at 9:50 p.m.)
Regional Councillor G. Miles
City Councillor B. Hunter (arrived at 8:22 p.m.)
City Councillor L. Jeffrey
City Councillor R. Callahan
City Councillor S. DiMarco
City Councillor J. Hutton
City Councillor B. Cowie
City Councillor D. Metzak
City Councillor J. Sprovieri
City Councillor S. Hames

ABSENT:

Regional Councillor R. Begley (ill)
City Councillor P. Richards (Other Municipal Business)

STAFF PRESENT:

J. Marshall, Commissioner of Planning & Building
J. Metras, Commissioner of Legal Services & City Solicitor
J. Corbett, Director, Development Services, Planning & Building
W. Winterhalt, Director, Policy & Research, Planning & Building
R. Bino, Manager of Development Services, Works & Transportation
K. Walsh, Director Facility Development & Property Management,
Community Services
L.J. Mikulich, City Clerk, Legal Services
K. MacCollum, Legislative Co-ordinator, Legal Services Department

The meeting was called to order at 7:06 p.m.

Committee adjourned at 10:15 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

ITEM	RECOMMENDATION
A.	PB234-2000 APPROVAL OF AGENDA
D1.	PB235-2000 INFORMATION REPORT - DRAFT PLAN OF PROPOSED SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - DIPOCE MANAGEMENT - WARD 10 (File C7E6.18B)
D2.	PB236-2000 INFORMATION REPORT - DRAFT PLAN OF PROPOSED SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - SEBASCO CONSTRUCTION - WARD 10 (File C7E6.16B)
D3.	PB237-2000 INFORMATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - MARKBAR VALLEY ESTATES INC. - WARD 6 (File C3W12.4).
D4.	PB238-2000 INFORMATION REPORT PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - 1034452 ONTARIO LIMITED - CANDEVCON LIMITED - WARD 10 (File C8E9.2).
D5.	PB239-2000 INFORMATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - ESTATE OF J.E. COTTRELLE - WARD 10 (File C7E10.3).
D6.	PB240-2000 INFORMATION REPORT -- APPLICATION TO AMEND THE ZONING BY-LAW - THE REGION OF PEEL (PROPOSED COMMUNITY RECYCLING CENTRE) - WARD 11 (File C6E7.3).
D7.	PB241-2000 INFORMATION REPORT - REQUEST TO AMEND THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN - THE CITY OF BRAMPTON (File P75CE).
D8.	PB242-2000 INFORMATION REPORT - PROPOSAL TO AMEND THE OFFICIAL PLAN AND VARIOUS NEWER SECONDARY PLANS TO INCORPORATE A MORE APPROPRIATE AND FLEXIBLE POLICY RESPECTING THE RESERVATION OF SITES FOR PLACES OF WORSHIP, CITY WIDE (File P13IN).
D9.	PB243-2000 INFORMATION REPORT - PROPOSAL TO AMEND THE BRAM EAST SECONDARY PLAN TO IMPLEMENT THE

- McVEAN CORRIDOR COMMUNITY VISION AND
CONCEPT PLAN - WARD 10** (File P26S41).
- D10. PB244-2000 **INFORMATION REPORT - VALES NORTH
SECONDARY PLAN AREA 49 - DRAFT SECONDARY
PLAN - WARD 10** (File P26S49).
- D11. PB245-2000 **APPLICATION FOR AN OFFICIAL PLAN AMENDMENT
AND REZONING - MASUMEEN ISLAMIC CENTRE -
WARD 3** (File T1E13.8).
- E1. PB246-2000 **RECOMMENDATION REPORT - APPLICATION TO
AMEND THE ZONING BY-LAW - DAIMLERCHRYSLER
CANADA LIMITED - WARD 11** (File C6E9.5).
- F1. PB247-2000 **REQUIRED ATTACHMENT FOR SEMI-DETACHED
TOWNHOUSE DWELLINGS** (File G42GE-1).
- G1. PB246-2000 **RECOMMENDATION REPORT - APPLICATION TO
AMEND THE ZONING BY-LAW - DAIMLERCHRYSLER
CANADA LIMITED - WARD 11** (File C6E9.5).
- G2. PB248-2000 **RECOMMENDATION REPORT - APPLICATION TO
AMEND THE OFFICIAL PLAN AND ZONING BY-LAW -
WESTPEN PROPERTIES LIMITED - WARD 10** (File
T7E15.16).
- G3. PB249-2000 **RECOMMENDATION REPORT - APPLICATION TO
AMEND THE ZONING BY-LAW AND PROPOSED DRAFT
PLAN OF SUBDIVISION - TUMBRIDGE ESTATES INC. -
WARD 10** (File C9E7.5).
- G4. PB250-2000 **RECOMMENDATION REPORT - APPLICATION TO
AMEND THE ZONING BY-LAW - PEEL DISTRICT
SCHOOL BOARD - WARD 10** (File C5E12.7).
- H1. PB251-2000 **CITY OF BRAMPTON RESPONSE: A GTA
COUNTRYSIDE STRATEGY BY THE GREATER
TORONTO SERVICE BOARD** (File P25OV).
- J1. PB252-2000 **BUILDING ADDITIONS TO EXISTING DWELLINGS** (File
P42GE-1).
- J2. PB253-2000 **DESIGN WORKBOOK FOR UPSCALE EXECUTIVE
HOUSING DEVELOPMENTS IN BRAMPTON** (File P46AF).
- L1. Notice of Motion re: **DRAFT PLAN OF SUBDIVISION
CONDITION – MATURE TREES**
- O. PB254-2000 **ADJOURNMENT**

City Councillor Gibson, Chair

A. APPROVAL OF AGENDA

PB234-2000 That the Agenda for the Planning & Building Committee Meeting dated October 2, 2000, be approved as amended to add:

- E 1. Delegations re: **RECOMMENDATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - DAIMLERCHRYSLER CANADA LIMITED - WARD 11** (File C6E9.5).
- 2. Mr. James Harbell, Stikeman Elliott, representing DaimlerChrysler
- 3. Mr. John Andre, employee of DaimlerChrysler and area resident
- 4. Mr. Mike Landry, employee of DaimlerChrysler and area resident
- L 1. Notice of Motion re: **DRAFT PLAN OF SUBDIVISION CONDITION – MATURE TREES.**

CARRIED

B. CONFLICTS OF INTEREST - nil

C. CONSENT

- * The following items listed with an asterisk (*) are considered to be routine and non-controversial by the Committee and will be approved at one time. There will be no separate discussion of these items unless a Committee Member requests it, in which case the item will not be consented to and will be considered in the normal sequence of the agenda.

(G2, G3, G4, H1)

D. PUBLIC MEETING REPORTS

- D 1. Report from R. Nykyforchyn, Development Planner, Planning and Building Department, dated September 7, 2000, re: **INFORMATION REPORT - DRAFT PLAN OF PROPOSED SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - DIPOCE MANAGEMENT - WARD 10** (File C7E6.18B).

No member of the public spoke.

PB235-2000 That the report from R. Nykyforchyn, Development Planner, Planning and Building Department, dated September 7, 2000, re: **INFORMATION REPORT - DRAFT PLAN OF PROPOSED SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - DIPOCE MANAGEMENT - WARD 10** (File C7E6.18B) be received; and,

That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

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- D 2. Report from R. Nykyforchyn, Development Planner, Planning and Building Department, dated September 7, 2000, re: **INFORMATION REPORT - DRAFT PLAN OF PROPOSED SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - SEBASCO CONSTRUCTION - WARD 10** (File C7E6.16B).

No member of the public spoke.

- PB236-2000 That the report from R. Nykyforchyn, Development Planner, Planning and Building Department, dated September 7, 2000, re: **INFORMATION REPORT - DRAFT PLAN OF PROPOSED SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - SEBASCO CONSTRUCTION - WARD 10** (File C7E6.16B) be received; and,

That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- D 3. Report from T. Goodeve, Development Planner, Planning and Building Department, dated September 19, 2000, re: **INFORMATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - MARKBAR VALLEY ESTATES INC. - WARD 6** (File C3W12.4).

Mr. Hayden Matthews, Great Gulf Homes, spoke on behalf of the landowners of the Fletchers Meadows Secondary Plan Area to inform committee that Markbar has not signed the cost sharing agreement, and requested committee to ensure that the applicant is required to sign the agreement before draft approval is granted. Mr. Matthews informed committee that if the agreement has not been signed when draft approval is granted an objection to the application would be made.

Discussion took place regarding a heritage home in the area. Committee was informed that staff is working with the applicant to retain the home, as the present time a different site is being looked at to relocate the home to, but it should be kept in the development. Discussion also took place regarding a new plan to reflect the new density that is being used for this application. Planning staff is working to resolve this issue and will have the revised plan before Council at a future meeting.

- PB237-2000 That the report from T. Goodeve, Development Planner, Planning and Building Department, dated September 19, 2000, re: **INFORMATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - MARKBAR VALLEY ESTATES INC. - WARD 6** (File C3W12.4) be received; and,

That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

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- D 4. Report from J. Hardcastle, Development Planner, Planning and Building Department, dated September 14, 2000, re: **INFORMATION REPORT PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - 1034452 ONTARIO LIMITED - CANDEVCON LIMITED - WARD 10** (File C8E9.2).

Mr. John Hardcastle gave a presentation at the request of the public in attendance. No member of the public spoke to the application. Discussion took place regarding a block of 19 townhouses for this application.

Direction was given to:

Planning staff to ensure the scale of the 19 townhouse units are compatible with the executive homes in the application.

- PB238-2000 That the report from J. Hardcastle, Development Planner, Planning and Building Department, dated September 14, 2000, re: **INFORMATION REPORT PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - 1034452 ONTARIO LIMITED - CANDEVCON LIMITED - WARD 10** (File C8E9.2) be received; and,

That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- D 5. Report from N. Grady, Development Planner, Planning and Building Department, dated September 21, 2000, re: **INFORMATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - ESTATE OF J.E. COTTRELLE - WARD 10** (File C7E10.3).

Mr. N. Grady gave a presentation. No member of the spoke to the application.

- PB239-2000 That the report from N. Grady, Development Planner, Planning and Building Department, dated September 21, 2000, re: **INFORMATION REPORT - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - ESTATE OF J.E. COTTRELLE - WARD 10** (File C7E10.3) be received; and,

That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- D 6. Report from P. Snape, Supervisor, Information Services and Land Development, Planning and Building Department, dated September 11, 2000, re: **INFORMATION REPORT -- APPLICATION TO AMEND THE ZONING BY-LAW - THE REGION OF PEEL (PROPOSED COMMUNITY RECYCLING CENTRE) - WARD 11** (File C6E7.3).

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Mr. John Hardcastle gave a presentation. Discussion took place regarding the increase in recycling programs that will be offered at the facility. Mr. Paul Puopolo, Planning and Engineering Initiatives, representing the Region of Peel, informed Committee that an education program will be implemented when the facility is complete, as well as existing programs being expanded. He also informed committee that the new building was to be 2 storeys, but has been changed to a 1 storey building for easier access by the public. Committee was also informed that the existing curbside pick up would not be changed because of the expansion to the facility.

PB240-2000 That the report from P. Snape, Supervisor, Information Services and Land Development, Planning and Building Department, dated September 11, 2000, re: **INFORMATION REPORT -- APPLICATION TO AMEND THE ZONING BY-LAW - THE REGION OF PEEL (PROPOSED COMMUNITY RECYCLING CENTRE) - WARD 11** (File C6E7.3) be received; and,

That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

D 7. Report from P. Cooper, Downtown Brampton Policy Planner, Planning and Building Department, dated September 20, 2000, re: **INFORMATION REPORT - REQUEST TO AMEND THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN - THE CITY OF BRAMPTON** (File P75CE).

No presentation was given and no member of the public spoke.

PB241-2000 That the report from P. Cooper, Downtown Brampton Policy Planner, Planning and Building Department, dated September 20, 2000, re: **INFORMATION REPORT - REQUEST TO AMEND THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN - THE CITY OF BRAMPTON** (File P75CE) be received; and,

That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a staff recommendation.

CARRIED

D 8. Report from A. Janzen, Policy Planner, Planning and Building Department, dated September 21, 2000, re: **INFORMATION REPORT - PROPOSAL TO AMEND THE OFFICIAL PLAN AND VARIOUS NEWER SECONDARY PLANS TO INCORPORATE A MORE APPROPRIATE AND FLEXIBLE POLICY RESPECTING THE RESERVATION OF SITES FOR PLACES OF WORSHIP, CITY WIDE** (File P13IN).

Ms. Angela Janzen gave a presentation. No member of the public spoke to the application.

PB242-2000 That the report from A. Janzen, Policy Planner, Planning and Building Department, dated September 21, 2000, re: **INFORMATION REPORT - PROPOSAL TO AMEND THE OFFICIAL PLAN AND VARIOUS NEWER SECONDARY**

PLANS TO INCORPORATE A MORE APPROPRIATE AND FLEXIBLE POLICY RESPECTING THE RESERVATION OF SITES FOR PLACES OF WORSHIP, CITY WIDE (File P13IN) be received; and,

That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a staff recommendation.

CARRIED

- D 9. Report from A. Smith, Policy Planner, Planning and Building Department, dated September 25, 2000, re: **INFORMATION REPORT - PROPOSAL TO AMEND THE BRAM EAST SECONDARY PLAN TO IMPLEMENT THE McVEAN CORRIDOR COMMUNITY VISION AND CONCEPT PLAN - WARD 10** (File P26S41).

Mr. Adrian Smith gave a presentation. Ms. Ruth Yavtucovich D'Souza addressed Committee to inquire how this application relates to the application by 1034452 ONTARIO LIMITED - CANDEVCON LIMITED. Planning staff responded that this subdivision application is contained within the area covered by the concept plan and is consistent with it. Discussion also took place regarding the lot sizes. Planning staff responded that there is a 70 foot minimum lot size in one area and a 60 foot minimum lot size in another area of the plan.

- PB243-2000 That the report from A. Smith, Policy Planner, Planning and Building Department, dated September 25, 2000, re: **INFORMATION REPORT - PROPOSAL TO AMEND THE BRAM EAST SECONDARY PLAN TO IMPLEMENT THE McVEAN CORRIDOR COMMUNITY VISION AND CONCEPT PLAN - WARD 10** (File P26S41) be received; and,

That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a staff recommendation.

CARRIED

- D 10. Report from D. Nicholson, Policy Planner, Planning and Building Department, dated September 21, 2000, re: **INFORMATION REPORT - VALES NORTH SECONDARY PLAN AREA 49 - DRAFT SECONDARY PLAN - WARD 10** (File P26S49).

Mr. Dan Nicholson gave a presentation. Mr. Nicholson read a letter that had been received from the Town of Caledon, which advises residents that the Town of Caledon's plan is for industrial/commercial uses.

Mr. George Wills addressed committee regarding his concern with the City of Brampton planning executive homes in the area, while the Town of Caledon is proposing industrial/commercial use across the street. Planning staff informed Mr. Wills that the City of Brampton has lodged an appeal to the Town of Caledon Tullamore Secondary Plan; about that Brampton and Caledon staff is attempting to resolve Brampton's concerns through negotiation.

Mr. Clare Carberry addressed committee regarding his concern that the Heritage Board is interested in saving his residence as well as the barn and out buildings on his property. He stated he understands why the house would be of interest, but not the barn and out buildings. Planning staff responded that the Heritage Board is

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interested in preserving symbols of the agricultural history of the area. Mr. Carberry was informed that he could meet with the Heritage Board and that the Heritage Board may be interested in touring his lands.

Mr. Morelli addressed committee to voice his concern with the institutional designation on the property next to his. He feels that a 10 acre site would be better suited to a residential use or a commercial use.

PB244-2000 That the report from D. Nicholson, Policy Planner, Planning and Building Department, dated September 21, 2000, re: **INFORMATION REPORT - VALES NORTH SECONDARY PLAN AREA 49 - DRAFT SECONDARY PLAN - WARD 10** (File P26S49) be received; and,

That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a staff recommendation; and,

That the correspondence from Todd Slater, Senior Policy Planner, Town of Caledon, dated October 2, 2000, re: Vales North Secondary Plan be received.

CARRIED

D 11. Report from R. Nykyforchyn, Development Planner, Planning and Building Department, dated September 22, 2000, re: **APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND REZONING - MASUMEEN ISLAMIC CENTRE - WARD 3** (File T1E13.8).

Mr. Rob Nykyforchyn gave a presentation. Mr. Michael Walsh, Legal Counsel for the Brampton Golf Club, inquired into the status of deleting the lands from the Bram West Parkway Belt.

Mr. Neil Davis, representing Mrs. Campbell an area landowner, expressed his concern of not having a secondary plan in place prior to the approval of this application. Mr. Davis stated that his client is not opposed to the application, but would like to know how the whole area is to be development so she can make decisions regarding the property that she owns.

Mr. Andrew Luimes inquired into the timing of the widening of Kennedy Road South. Mr. Bino replied that the widening is scheduled for 2003-2004, but the acquisition of land must be completed before the widening will take place.

Mr. Colin Chung and Mr. Michael Gagnon, Gagnon Law Bozzo Urban Planners, representing the applicant, addressed committee to inform them that they have been working with the Brampton Golf Club and are willing to work with Mr. Davis regarding possible compatible uses for the area. Discussion took place regarding hiring outside agencies to deal with this issue. Planning staff reported that at this time there is no money in the budget to hire an outside agency or add to the staff compliment to undertake a land use study as requested.

PB245-2000 That the report from R. Nykyforchyn, Development Planner, Planning and Building Department, dated September 22, 2000, re: **APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND REZONING - MASUMEEN ISLAMIC CENTRE - WARD 3** (File T1E13.8) be received; and,

That staff be directed to report back to Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the

completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

E. DELEGATIONS

E 1. Delegations re: **RECOMMENDATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - DAIMLERCHRYSLER CANADA LIMITED - WARD 11** (File C6E9.5).

1. Mr. Clare Riepma, Riepma Consultants Inc.
2. Mr. James Harbell, Stikeman Elliott
3. Mr. John Andre, employee of DaimlerChrysler and area resident
4. Mr. Mike Landry, employee of DaimlerChrysler and area resident

Mr. Riepma, Riepma Consultants Inc. representing Jezna Plaza, addressed committee to voice his clients opposition to the reduction in the proposed setback.

Mr. James Harbell, Stikeman Elliott representing DaimlerChrysler Canada, stated that a site plan will be applied for when DaimlerChrysler is in a position to proceed with an expansion to the existing plant. He stated that his client is asking for a reduction in the existing set back to one that provides for the 300 metre minimum separation distance between Class III Industrial and residential uses that is a requirement of the Ministry of the Environment and that has been granted to other operations in the area.

Mr. John Andre, employee of DaimlerChrysler and area resident, informed committee that as an area resident he rarely hears noise coming from the plant, and as an employee he welcomes the expansion as a means of job creation and securing existing employment at the plant.

Mr. Mike Landry, employee of DaimlerChrysler and area resident, stated that his concern with the expansion is that the existing berm be maintained. Planning staff advised that the existing berm would stay at least the height it is currently.

Discussion took place regarding the possible effects of the expansion. Committee was informed that the expansion will not increase production, it will allow detailed finishing work to be completed on the site instead of being shipped to another site to be done. Discussion also took place regarding the placement of restrictions in the zoning by-law that would not allow certain types of industrial processes occur in the westerly expansion of the plant.

Item G1 was brought forward and dealt with at this time.

PB246-2000 That the delegations. re: **RECOMMENDATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - DAIMLERCHRYSLER CANADA LIMITED - WARD 11** (File C6E9.5) be received; and,

1. Mr. Clare Riepma, Riepma Consultants Inc.
2. Mr. James Harbell, Stikeman Elliott
3. Mr. John Andre, employee of DaimlerChrysler and area resident
4. Mr. Mike Landry, employee of DaimlerChrysler and area resident

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That the report from K. Ash, Manager, Development Services, Planning and Building Department, dated September 18, 2000, re: **RECOMMENDATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - DAIMLERCHRYSLER CANADA LIMITED - WARD 11** (File C6E9.5) be deferred to the Planning and Building Committee meeting of October 16, 2000.

CARRIED

F. DEFERRED/REFERRED ITEMS

- F 1. Report from W. Lee, Director, Urban Design and Zoning, Planning and Building Committee, dated September 19, 2000, re: **REQUIRED ATTACHMENT FOR SEMI-DETACHED TOWNHOUSE DWELLINGS** (File G42GE-1).

PB247-2000 That the report from W. Lee, Director, Urban Design and Zoning, Planning and Building Committee, dated September 19, 2000, re: **REQUIRED ATTACHMENT FOR SEMI-DETACHED TOWNHOUSE DWELLINGS** (File G42GE-1) be received; and,

That although the second floor attachment presents an alternative solution to the front to rear access, such built form presents more problems than benefits.

Therefore be it resolved that second floor attachments not be permitted and that Planning and Building staff be directed to take appropriate procedure for amendments to zoning by-laws so that:

Semi-detached dwelling shall mean a building divided vertically into two separate dwelling units that share a common wall not less than 10 square metres from the ground level to the roofline.

Townhouse dwelling shall mean a building that is divided vertically into 3 or more dwelling units, where each dwelling unit attaches to each other with a common wall not less than 10 square metres from the ground level to the roofline, and where each dwelling unit has independent entrances to a front and rear yard immediately abutting the front and rear wall of each dwelling unit.

CARRIED

G. DEVELOPMENT TEAM REPORTS

- G 1. Report from K. Ash, Manager, Development Services, Planning and Building Department, dated September 18, 2000, re: **RECOMMENDATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - DAIMLERCHRYSLER CANADA LIMITED - WARD 11** (File C6E9.5).

Dealt with under Recommendation PB246-2000.

- * G 2. Report from K. Ash, Manager, Development Services, Planning and Building Department, dated September 14, 2000, re: **RECOMMENDATION REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - WESTPEN PROPERTIES LIMITED - WARD 10** (File T7E15.16).

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PB248-2000 That the report from K. Ash, Manager, Development Services, Planning and Building Department, dated September 14, 2000, re: **RECOMMENDATION REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - WESTPEN PROPERTIES LIMITED - WARD 10** (File T7E15.16) be received; and,

That the application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council subject to the following conditions:

- (1) The Official Plan amendment shall amend the Parkway Belt West Industrial Secondary Plan to designate the lands for “Mixed Industrial/Commercial”, “Business” and “Open Space/Hazard Lands”. The amendment shall also delete the proposed collector road extending northward to Steeles Avenue. The amendment shall identify development standards including minimum lot areas, maximum lot coverages, minimum lot widths and maximum building heights.
- (2) Prior to the enactment of the zoning by-law, comments from the Canadian National Railway shall be received addressing outstanding issues regarding stormwater management.
- (3) The site specific zoning by-law shall contain the following:
 - (a) The Mixed Industrial/Commercial lands shall only be used for the following purposes:
 - (1) the manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage of goods within an enclosed building, excluding a motor vehicle repair shop and a motor vehicle body shop;
 - (2) a retail warehouse, excluding a supermarket, a grocery store, a convenience store, a variety store or a motor vehicle parts retail outlet;
 - (3) an office;
 - (4) a home furnishings and improvement retail outlet;
 - (5) a recreational facility or structure;
 - (6) a community club;
 - (7) a garden centre sales establishment;
 - (8) a service shop;
 - (9) a banquet hall; and,
 - (10) purposes accessory to the other permitted purposes.
 - (b) the Mixed Industrial/Commercial lands shall be subject to the following requirements and restrictions:
 - (1) Minimum Front Yard Depth: 9 metres;

- (2) Minimum Rear Yard Depth: 7 metres except where it abuts
 - a) a rail line the minimum requirement for uses 724.1.1(2) to (9) shall be 30.0 metres;
 - b) a rail line the minimum requirement for uses 724.1.1(1) shall be 15.0 metres;
 - c) a spur line there is no minimum requirement.
- (3) Minimum Exterior Side Yard Width: 9 metres;
- (4) Minimum Interior Side Yard Width: 4 metres except where it abuts
 - a) a rail line the minimum requirement for uses 724.1.1(2) to (9) shall be 30.0 metres;
 - b) a rail line the minimum requirement for uses 724.1.1(1) shall be 15.0 metres;
 - c) a spur line there is no minimum requirement.
- (5) Minimum Lot Width: 30 metres;
- (6) Minimum Lot Area: 0.8 hectares;
- (7) Maximum Lot Coverage: 50 percent;
- (8) Maximum Building Height: 15 metres;
- (9) Minimum Landscaped Open Space:
 - a 3.0 metre wide landscaped open space area shall be provided abutting all roads except at approved access locations; and,
 - a 9.0 metre wide landscaped open space area shall be provided abutting Airport Road except at approved access locations.
- (10) Maximum Floor Space Index for an office: 0.5
- (11) a retail warehouse shall primarily permit retail and wholesaling of goods and materials to the general public, but shall not include a supermarket, a grocery store, a convenience store, a variety store or a motor vehicle parts retail outlet.

For the purposes of this by-law:

A “Retail Warehouse” shall mean a building or structure or part of a building or structure having a minimum gross leasable floor area of 1860 square meters, where the building or structure, or part of the building or structure is occupied by a single user, and where the use is warehousing and retailing of goods and materials to the general public.

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- (c) the Business lands shall only be used for the purposes permitted in the MBU zone;
- (d) the Business lands shall be subject to the following requirements and restrictions:
 - (1) Minimum Front Yard Depth: 9 metres
 - (2) Minimum Exterior Side Yard Width: 9 metres
 - (3) Minimum Lot Width: 30 metres
 - (4) Maximum Building Height: 15 metres
 - (5) Maximum Lot Coverage: 40 percent
 - (6) Minimum Landscaped Open Space:
 - a 3.0 metre wide landscaped open space area shall be provided abutting all roads except at approved access locations; and,
 - a 9.0 metre wide landscaped open space area shall be provided abutting Airport Road except at approved access locations.
- (e) the lands zoned Floodplain shall only be used for the purposes permitted in the F zone.

CARRIED

- * G 3. Report from P. Snape, Supervisor, Information Services and Land Development, Planning and Building Department, dated September 18, 2000, re:
RECOMMENDATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW AND PROPOSED DRAFT PLAN OF SUBDIVISION - TUMBRIDGE ESTATES INC. - WARD 10 (File C9E7.5).

- PB249-2000 That the report from P. Snape, Supervisor, Information Services and Land Development, Planning and Building Department, dated September 18, 2000, re:
RECOMMENDATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW AND PROPOSED DRAFT PLAN OF SUBDIVISION - TUMBRIDGE ESTATES INC. - WARD 10 (File C9E7.5) be received; and,

That prior to the issuance of draft plan approval, the applicant shall prepare a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Community Information Maps;

That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan.

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That Planning and Building Committee approve of the subject application and authorize staff to issue notice of draft plan approval, subject to the following:

- a) a red-line revision to add a new park block in the area occupied by Lots 68 and 69;
- b) any other necessary minor red-line revisions to the draft plan identified by staff;
- c) a condition to prevent registration of the plan until a public highway has been dedicated and constructed to the satisfaction of the City to link Street 'A' to the Gore Road; and
- d) all conditions contained in *the* City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning and Building.

CARRIED

- * G 4. Report from J. Hardcastle, Development Planner, Planning and Building Department, dated September 14, 2000, re: **RECOMMENDATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - PEEL DISTRICT SCHOOL BOARD - WARD 10** (File C5E12.7).

PB250-2000 That the report from J. Hardcastle, Development Planner, Planning and Building Department, dated September 14, 2000, re: **RECOMMENDATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - PEEL DISTRICT SCHOOL BOARD - WARD 10** (File C5E12.7) be received; and,

That the application to amend the zoning by-law be approved and staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following condition(s):

- 1. The zoning by-law for the site shall be amended from A to I1 and in addition to the I1 zone uses, requirements and restrictions contain the following:
 - i) No portable classroom structures shall be located within 30 metres of a side and rear property line.
- 2. Prior to the enactment of the zoning by-law, the applicant shall enter into an agreement with the City which shall include:
 - a) The applicant shall pay the City's legal and advertising costs for the closure and sale of Savannah Drive on Plan 43M-1262 and Block 82 on Plan 43M-1262 to the owner of Lot 7, Plan 43M-1262.
 - b) Prior to the issuance of a building permit, a site development plan, landscaping, grading and storm drainage plan, elevation and cross section drawings, a fire protection plan, and engineering and servicing plans shall be approved by the City, to ensure implementation of these plans in accordance with the City's site plan review process.

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- c) The applicant shall grant easements, as may be required, for the installation of utilities and municipal services, to the appropriate authorities.
- d) All lighting on the site shall be designed and oriented so as to minimize glare on adjacent roadways and properties.

CARRIED

H. POLICY PLANNING REPORTS

- * H 1. Report from O. Izirein, Policy Planner, Planning and Building Department, dated September 25, 2000, re: **CITY OF BRAMPTON RESPONSE: A GTA COUNTRYSIDE STRATEGY BY THE GREATER TORONTO SERVICE BOARD** (File P25OV).

PB251-2000 That the report from O. Izirein, Policy Planner, Planning and Building Department, dated September 25, 2000, re: **CITY OF BRAMPTON RESPONSE: A GTA COUNTRYSIDE STRATEGY BY THE GREATER TORONTO SERVICE BOARD** (File P25OV) be received; and,

That City staff work closely and cooperatively with the Greater Toronto Services Board to address the concerns expressed by the report dated September 25, 2000, for the purposes of developing a reasonable and practical Countryside Strategy as it affects the City of Brampton and the Region of Peel; and,

That Council's resolution and a copy of the report dated September 25, 2000, be forwarded to the Greater Toronto Services Board for their consideration.

CARRIED

I. BUILDING REPORTS - nil

J. URBAN DESIGN AND ZONING REPORTS

- J 1. Report from W. Lee, Director, Urban Design and Zoning, Planning and Building Department, dated September 19, 2000, re: **BUILDING ADDITIONS TO EXISTING DWELLINGS** (File P42GE-1).

PB252-2000 That the report from W. Lee, Director, Urban Design and Zoning, Planning and Building Department, dated September 19, 2000, re: **BUILDING ADDITIONS TO EXISTING DWELLINGS** (File P42GE-1) be received; and,

That staff be directed to amend City zoning by-laws to the effect that for a semi-detached, or street townhouse dwelling unit, no second storey component of the unit shall be located more than 3 metres (9.84 feet) closer to the rear lot line than the second storey wall of the abutting dwelling unit; and,

That no general amendment to the comprehensive zoning by-laws regarding additions to single detached dwellings be initiated at this time.

CARRIED

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- J 2. Report from S. Dewdney, Manager, Design Services, Planning and Building Department, dated September 21, 2000, re: **DESIGN WORKBOOK FOR UPSCALE EXECUTIVE HOUSING DEVELOPMENTS IN BRAMPTON** (File P46AF).

Mr. S. Dewdney, Manager, Design Services, Planning and Building Department gave a powerpoint presentation highlighting features that could be incorporated into an executive housing development.

Discussion took place regarding larger trees being provided in executive housing areas. Discussion also took place regarding other departments "buying into" the ideas presented. Community Services staff stated that discussions have taken place with various departments and key elements have been established, but funds will have to be designated for these developments during budget discussions.

- PB253-2000 That the report from S. Dewdney, Manager, Design Services, Planning and Building Department, dated September 21, 2000, re: **DESIGN WORKBOOK FOR UPSCALE EXECUTIVE HOUSING DEVELOPMENTS IN BRAMPTON** (File P46AF) be received; and,

That the Design Workbook for Brampton's Upscale Executive Special Policy Areas dated September 21, 2000, be adopted for application to all future developments of this type.

CARRIED

K. HERITAGE BOARD MINUTES

L. OTHER BUSINESS - nil

- L 1. Notice of Motion re: **DRAFT PLAN OF SUBDIVISION CONDITION – MATURE TREES.**

That staff bring forward as soon as possible a policy for all future residential draft plans of subdivision, at an early date no later than December 31, 2000, that the landowners cost sharing agreement must include a cost similar to the City of Vaughan to purchase mature tree lots and environmentally sensitive areas for the citizens of the City of Brampton in perpetuity and that if an existing cost sharing agreement has been signed but the lots not registered then cost sharing agreements be amended accordingly.

M. QUESTION PERIOD

N. CLOSED MEETING - nil

O. ADJOURNMENT

- PB254-2000 That the Planning & Building Committee do now adjourn to meet again on Monday, October 16, 2000 at 1:00 p.m. or at the call of the Chair.

CARRIED

OCTOBER 16, 2000

**2:00 P.M. – REGULAR MEETING
COUNCIL CHAMBERS - 4TH FLOOR**

PRESENT:

City Councillor G. Gibson (Chair)
Regional Councillor P. Palleschi (Vice-Chair)
Mayor Robertson (left at 2:45 p.m.)
Regional Councillor L. Bissell
Regional Councillor S. Fennell
Regional Councillor G. Miles
City Councillor B. Hunter
City Councillor L. Jeffrey
City Councillor R. Callahan
City Councillor S. DiMarco
City Councillor J. Hutton
City Councillor B. Cowie
City Councillor D. Metzak
City Councillor J. Sprovieri
City Councillor S. Hames

ABSENT:

Regional Councillor R. Begley
City Councillor P. Richards (ill)

STAFF PRESENT:

J. Marshall, Commissioner of Planning & Building
J. Corbett, Director, Development Services, Planning & Building
W. Winterhalt, Director, Policy & Research, Planning & Building
R. Bino, Manager of Development Services, Works & Transportation
K. Walsh, Director Facility Development & Property Management,
Community Services
L.J. Mikulich, City Clerk, Legal Services
K. MacCollum, Legislative Co-ordinator, Legal Services Department

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The meeting was called to order at 2:20 p.m.

Committee recessed at 5:20 p.m. and reconvened at 5: 40 p.m.

Committee adjourned at 5:46 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

ITEM	RECOMMENDATION
A.	PB255-2000 APPROVAL OF AGENDA
D 1.	PB256-2000 RECOMMENDATION REPORT - REQUEST TO AMEND THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN (File P75CE)
D 2.	PB257-2000 SUMMARY OF THE BUILDING REGULATORY REFORM ADVISORY GROUP RECOMMENDATIONS (File B11)
D 3.	PB258-2000 UP-DATE ON THE WILLIAMS PARKWAY EXTENSION
D 4.	PB259-2000 PROPOSED RELOCATION OF A 450m SECTION OF MULLETT CREEK - BRAM WEST SECONDARY PLAN AREA (File P26S40).
D 5.	PB260-2000 SUPPLEMENTARY REPORT - APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND REZONING - MASUMEEN ISLAMIC CENTRE - WARD 3 (File T1E13.8).
D 6.	PB261-2000 RECOMMENDATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - SITHE ENERGIES CANADIAN DEVELOPMENT LTD. - WARD 10, (File C7E4.17).
F 1.	PB261-2000 RECOMMENDATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - SITHE ENERGIES CANADIAN DEVELOPMENT LTD. - WARD 10, (File C7E4.17).
F 2.	PB262-2000 RECOMMENDATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - PATRICK SWEET & ASSOCIATES LTD. - WARD 10, (File C10E5.3).
* F 3.	PB263-2000 RECOMMENDATION REPORT - DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - COOKFIELD DEVELOPMENTS INC. - WARD 6, (File C3W12.5).
F 4.	PB264-2000 RECOMMENDATION REPORT - DOWNTOWN BRAMPTON-EXEMPTION FROM ON-SITE PARKING REQUIREMENTS FOR COMMERCIAL DEVELOPMENTS (File P03PA).

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	G 1.	PB256-2000	RECOMMENDATION REPORT - REQUEST TO AMEND THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN (File P75CE)(See Item D1).
	G 2.	PB259-2000	PROPOSED RELOCATION OF A 450m SECTION OF MULLETT CREEK - BRAM WEST SECONDARY PLAN AREA (File P26S40).
*	G 3.	PB265-2000	VALES NORTH SECONDARY PLAN AREA 49: PUBLIC MEETING REPORT (File P26S49).
*	G 4.	PB266-2000	BRAM WEST SECONDARY PLAN REVIEW - PROPOSED WORK PROGRAM (File P26SP40).
*	G 5.	PB267-2000	CITY OF BRAMPTON RESPONSE: DRAFT TOWN OF HALTON HILLS HAMLET OF NORVAL SECONDARY PLAN (File P28NO).
*	G 6.	PB268-2000	PUBLIC MEETING REPORT - PROPOSED REVISIONS TO POLICIES REGARDING PLACES OF WORSHIP CITY-WIDE (File P13IN).
*	H 1.	PB269-2000	BUILDING PERMIT ACTIVITY FOR THE MONTH OF SEPTEMBER 2000. (File B11).
*	J 1.	PB270-2000	Minutes - BRAMPTON HERITAGE BOARD - September 28, 2000
	K 1.	PB260-2000	SUPPLEMENTARY REPORT - APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND REZONING - MASUMEEN ISLAMIC CENTRE - WARD 3, (File T1E13.8).
	O.	PB271-2000	ADJOURNMENT

City Councillor Gibson, Chair

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A. APPROVAL OF AGENDA

PB255-2000 That the Agenda for the Planning & Building Committee Meeting dated October 16, 2000, be approved as amended to add:

- D 3. Delegation of Mr. Diarmid Horgan, Candevcon, re: **UP-DATE ON THE WILLIAMS PARKWAY EXTENSION** (File F81).
- D 4. Delegation of Mr. Phil King, Orlando Corporation, re: **PROPOSED RELOCATION OF A 450m SECTION OF MULLETT CREEK - BRAM WEST SECONDARY PLAN AREA** (File P26S40).
- D 5. Delegation of Mr. Gerald Swinkin, re: **SUPPLEMENTARY REPORT - APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND REZONING - MASUMEEN ISLAMIC CENTRE - WARD 3** (File T1E13.8).
- D 6. Delegations re: **RECOMMENDATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - SITHE ENERGIES CANADIAN DEVELOPMENT LTD. - WARD 10**, (File C7E4.17).
 - 1. Mr. Neil Craik, Cassels Brock
 - 2. Mr. Duane Cramer, Sithe Energies Canadian Development Ltd.

CARRIED

B. CONFLICTS OF INTEREST

- 1. City Councillor DiMarco declared a conflict re: **RECOMMENDATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - SITHE ENERGIES CANADIAN DEVELOPMENT LTD. - WARD 10**, (File C7E4.17) as her son is employed by Canadian Tire who own land adjacent to the application.

C. CONSENT

- * The following items listed with an asterisk (*) are considered to be routine and non-controversial by the Committee and will be approved at one time. There will be no separate discussion of these items unless a Committee Member requests it, in which case the item will not be consented to and will be considered in the normal sequence of the agenda.

(F3, G4, G5, G6, H1, J1)

D. DELEGATIONS

- D 1. Delegation of Mr. Murray Gilbert, Asta Developers (Ontario) Inc., re: **RECOMMENDATION REPORT - REQUEST TO AMEND THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN** (File P75CE).

Mr. Murray Gilbert, Asta Developers (Ontario) Inc. appeared before Committee to request an extension to the time frame his company has regarding qualifying for a development incentive grant under the Community Improvement Plan for the

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Central Area. Mr. Gilbert informed Committee that he was in support of the staff report and requested that Option A in the report be approved.

Discussion took place regarding the requirements of securing units in a second phase of a development. Committee was reminded that if site plan fees for the first phase of a multi phase development were paid by the applicant, then the total number of units for all phases were secured. Committee was informed that Asta Developers (Ontario) Inc. are the only developer that have not paid the site plan fees for subsequent phasing.

Item G1 was brought forward and dealt with at this time.

PB256-2000

That the delegation of Mr. Murray Gilbert, Asta Developers (Ontario) Inc., to the Planning and Building Committee meeting of October 16, 2000, re:

RECOMMENDATION REPORT - REQUEST TO AMEND THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN (File P75CE) be received; and,

That the report from P. Cooper, Downtown Brampton Policy Planner, Planning and Building Department, dated October 10, 2000, to the Planning and Building Committee meeting of October 16, 2000, re: **RECOMMENDATION REPORT - REQUEST TO AMEND THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN** (File P75CE) be received; and,

That Planning and Building Committee:

Direct staff to amend Section 6.2.3(7) of the Community Improvement Plan to extend the eligibility deadline for all of Queen's Gate's 418 units to qualify for a Development Incentive Grant from December 31, 2000 to December 31, 2001, with the condition the payment of all site plan fees be made by October 30, 2000, for all phases of the Queen's Gate development; and

Further the Community Improvement Plan total units be increased to 1050 to reflect the interest in the project, and,

That staff prepare a report displaying the financial picture; and,

That staff be directed to prepare the appropriate documents for the consideration of City Council at its meeting of October 30, 2000.

CARRIED

- D 2. Presentation and Report by B. Campbell, Director of Building and Chief Building Official, Planning and Building Department, dated October 12, 2000, re: **SUMMARY OF THE BUILDING REGULATORY REFORM ADVISORY GROUP RECOMMENDATIONS** (File B11).

Brenda Campbell, Director of Building and Chief Building Official, gave a presentation to inform Committee of proposed changes in Building Legislation that will affect the way the Building Department operates. Committee was informed that some of the proposed changes to the legislation are already being done by The City of Brampton. One of the major changes will allow The City of Brampton to outsource plans review/inspections services to accredited Building Code agencies.

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PB257-2000 That the presentation and report by B. Campbell, Director of Building and Chief Building Official, Planning and Building Department, dated October 12, 2000, to the Planning and Building Committee meeting of October 16, 2000, re: **SUMMARY OF THE BUILDING REGULATORY REFORM ADVISORY GROUP RECOMMENDATIONS** (File B11) be received.

CARRIED

D 3. Delegation of Mr. Diarmid Horgan, Candevcon, re: **UP-DATE ON THE WILLIAMS PARKWAY EXTENSION** (File F81).

Discussion took place regarding the extension of Williams Parkway through Claireville Conservation Area. Committee was informed that a number of alternative routes were evaluated and it was concluded that the Williams Parkway Extension had the least environmental impact on Claireville Conservation Area. Committee was informed that discussions are ongoing regarding this issue, and that a decision will need to be made in the near future as applications are being received for surrounding lands.

PB258-2000 That the delegation of Mr. Diarmid Horgan, Candevcon, re: **UP-DATE ON THE WILLIAMS PARKWAY EXTENSION** (File F81) be received; and,

That the report dated October 6, 2000, re: **CLASS ENVIRONMENTAL ASSESSMENT STUDY - WILLIAMS PARKWAY EXTENSION** (File F81) be received.

CARRIED

D 4. Delegation of Mr. Phil King, Orlando Corporation, re: **PROPOSED RELOCATION OF A 450m SECTION OF MULLETT CREEK - BRAM WEST SECONDARY PLAN AREA** (File P26S40).

Mr. Phil King, Orlando Corporation, spoke in support of the staff report dated October 6, 2000. He informed Committee that Credit Valley Conservation staff had unilaterally revised the environmental rating of Mullett Creek from a minor to a medium category. On that basis, CVC staff will not consider Orlando's proposal to relocate a strategic section of the creek. Mr. King requested support of Planning and Building Committee to restore the minor rating of Mullett Creek so the creek relocation can be approved and draft plan and official plan amendments can be submitted to the City.

Item G 2. Was brought forward and dealt with at this time.

PB259-2000 That the delegation of Mr. Phil King, Orlando Corporation, to the Planning and Building Committee meeting of October 16, 2000, re: **PROPOSED RELOCATION OF A 450m SECTION OF MULLETT CREEK - BRAM WEST SECONDARY PLAN AREA** (File P26S40) be received; and,

That the report from B. Winterhalt, Director of Planning Policy and Research, Planning and Building Department, dated October 6, 2000, to the Planning and Building Committee meeting of October 16, 2000, re: **PROPOSED RELOCATION OF A 450m SECTION OF MULLETT CREEK - BRAM WEST SECONDARY PLAN AREA** (File P26S40) be received; and,

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That Credit Valley Conservation be advised that the City considers it to be in the broad public interest of Brampton and its residents to facilitate a relocation of a 450m section of Mullett Creek, as generally proposed in the Environmental Implementation Report dated July, 2000 by Schaeffers Consulting Engineers, for the Orlando/St. Gallens Property, in the Bram West Secondary Area, and as illustrated on the attached Figure 8.1; and

That staff and representative members of Council be directed to intercede with Credit Valley Conservation and, if necessary, to attend at the next available Credit Valley Conservation Board of Directors meeting, to urge CVC to approve the relocation of this 450m section of Mullett Creek.

CARRIED

- D 5. Delegation of Mr. Gerald Swinkin, re: **SUPPLEMENTARY REPORT - APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND REZONING - MASUMEEN ISLAMIC CENTRE - WARD 3** (File T1E13.8).

Mr. Gerald Swinkin, Blake Cassels, representing the Masumeen Islamic Centre, addressed Committee to inform them that discussions have taken place with area landowners and a resolution between the parties should be forthcoming. Mr. Swinkin requested Committee to approve the staff report with the exception of Item C2.

Discussion took place regarding processing the Masumeen Islamic Centre application in tandem with the land use study being prepared.

Item K1 was brought forward and dealt with at this time.

- PB260-200 That the delegation of Mr. Gerald Swinkin, to the Planning and Building Committee meeting of October 16, 2000, re: **SUPPLEMENTARY REPORT - APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND REZONING - MASUMEEN ISLAMIC CENTRE - WARD 3** (File T1E13.8) be received; and,

That the report from R. Nykyforchyn, Development Planner, Planning and Building Department, dated October 10, 2000, to the Planning and Building Committee meeting of October 16, 2000, re: **SUPPLEMENTARY REPORT - APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND REZONING - MASUMEEN ISLAMIC CENTRE - WARD 3** (File T1E13.8) be received; and,

That staff be directed to:

1. initiate a Land Use Study for Kennedy Road South, between the Etobicoke Creek and the Highway 407 transit corridor, to review the existing and long term development opportunities for properties within this area, and establish the following land use context for the area:
 - (a) Identify appropriate land use designation(s) for the tableland area once these lands are released from the Parkway Belt West Plan;
 - (b) Identify a Special Policy Area for the lands on the west side of Kennedy Road which establishes the following development criteria:

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- (i) Allows for limited land use permissions consisting of offices, restaurants, personal services, and retail commercial uses, along with smaller institutional uses, recreational and open space type purposes;
 - (ii) Permit development which is appropriate in scale and design;
 - (iii) Promote mutual driveway connections between properties where possible;
 - (iv) Encourage lower traffic generating uses;
 - (v) Development shall be compatible with the existing land uses and shall not preclude long term development of the Brampton Golf Course; and,
 - (vi) The site plan design shall incorporate appropriate fencing and other mitigation techniques to improve the land use interface relationship with the golf course operation.
2. hold a public meeting, on the City initiated Land Use Study for Kennedy Road South, in accordance with City Council procedures; and,
3. report back to Planning and Building Committee with the results of the Public Meeting, and provide a comprehensive evaluation and a recommendation which recommends a land use concept plan for this area.

That staff be directed to:

- 1. continue processing the Masumeen Islamic Centre application (City File T1E13.8), in conjunction with the City initiated Land Use Study for Kennedy Road South; and,
- 2. prepare a Recommendation Report on the Masumeen Islamic Centre application upon the completion of a land use concept plan for the Kennedy Road South district.

CARRIED

D 6. Delegations re: **RECOMMENDATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - SITHE ENERGIES CANADIAN DEVELOPMENT LTD. - WARD 10**, (File C7E4.17).

- 1. Mr. Neil Craik, Cassels Brock
- 2. Mr. Duane Cramer, Sithe Energies Canadian Development Ltd.

Mr. Neil Craik, Cassels Brock, representing Canadian Tire (adjacent landowner) appeared before Committee to advise Committee that his client has a concern with human health issues from the Electro Magnetic Field (EMF) and with the proposal to removal some roads in the secondary plan by the City of Brampton.

Mr. Duane Cramer, Sithe Energies Canadian Development Ltd., informed Committee that discussions have taken place with Canadian Tire. Mr. Cramer introduced Mr. Rich Lester of Cambridge Environmental to speak to the issue of health concerns from EMF's. Mr. Lester informed Committee that to-date there have been no studies completed that conclude adverse effects on human health from EMF's.

Discussion took place regarding joint access driveways in place of roads in the secondary plan.

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Item F1 was brought forward and dealt with at this time.

PB261-2000 That the delegations to the Planning and Building Committee meeting of October 16, 2000, re: **RECOMMENDATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - SITHE ENERGIES CANADIAN DEVELOPMENT LTD. - WARD 10**, (File C7E4.17) be received; and,

1. Mr. Neil Craik, Cassels Brock
2. Mr. Duane Cramer, Sithe Energies Canadian Development Ltd.

That the report from R. Nykyforchyn, Development Planner, Planning and Building Department, dated October 5, 2000, to the Planning and Building Committee meeting of October 16, 2000, re: **RECOMMENDATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - SITHE ENERGIES CANADIAN DEVELOPMENT LTD. - WARD 10**, (File C7E4.17 be received; and,

That the Region of Peel be requested to prepare the appropriate documents:

- (i) to lift Deferral Number 1 shown on Schedule "B" to City of Brampton Official Plan such that it deletes both the north-south collector road located on the subject lands, and the east-west collector road located on the abutting lands to the south, and also that it retains the east-west collector road shown on the abutting lands to the north;
- (ii) to lift Deferral Number 1 shown on Schedule "A" to Official Plan Amendment No. 6 to the Gore Industrial South Secondary Plan (Area 23) such that it deletes both the north-south collector road located on the subject lands, and the east-west collector road located on the abutting lands to the south, and that it retains the east-west collector road shown on the abutting lands to the north;

That the application be approved, and that staff be directed to prepare the appropriate documents, subject to the following conditions:

- (1) Prior to the enactment of the zoning by-law:
 - (a) The 30 day public review period for the Notice of Completion of the Environmental Review Report shall have been completed. In this regard, staff shall be directed to report back to City Council if any additional or significant matters have been raised over the course of the review period.
- (2) The zoning by-law shall reflect the modifications to be made to Official Plan Amendment #125. Further, the zoning by-law shall zone the easterly portion of the site with a Open Space (OS) zone category, the valleyland portion of the site with a Floodplain (F) zone category which permits a bridge structure, and the balance of the tableland portion of the property with a site specific "Industrial Three (M3)" zone category, the latter of which shall permit the following:
 - (a) The site specific Industrial Three zone category shall permit the general uses permitted in the Industrial Three (M3) zone category, along with a "Utility Installation".

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- (b) The site specific Industrial Three zone category shall be subject to the following restrictions:
 - (i) Minimum Front Yard Depth for the Powerhouse building and structures, excluding the Gas Metering Station, shall be setback 100.0 metres from the as-widened Goreway Drive;
 - (ii) Minimum Side Yard Setback for the Powerhouse Building and the air-cooled Condenser array structure shall be 20.0 metres, while the Switch Yard setback may be reduced to 4.0 metres where it abuts the southerly property line;
 - (iii) All buildings and structures shall be located a minimum of 10.0 metres from a Floodplain and Open Space zone;
 - (iv) Minimum Landscaped Open Space areas of approximately 15.0 metres in width and 20 metres in width, shall be provided and maintained along the northerly and southerly property boundaries, respectively, in a location east of the Floodplain zone category and satisfactory to the City, except at approved driveway locations;
 - (v) No front or rear yard landscaping will be required;
 - (vi) A Minimum of 71 On-Site Parking Spaces shall be provided; and,
- (3) Prior to the enactment of the zoning by-law, the applicant shall enter into an agreement with the City which shall include the following:
 - (a) Prior to the issuance of a building permit: a site development plan, a grading and drainage plan, an access plan, a landscape and fencing plan, elevation cross-section drawings, a fire protection plan, and an engineering and servicing plan shall be approved by the City, and the appropriate securities shall be deposited with the City to ensure implementation of these plans in accordance with the City's site plan review process.
 - (b) Prior to the issuance of a building permit: a grading and drainage plan, shall be approved by the City, and the appropriate securities shall be deposited with the City to ensure implementation of these plans in accordance with the City's site plan review process. If the City determines that the proposed grading and drainage plan will adversely affect the existing drainage pattern of the abutting Canadian National Railway land, the owner will then be required to obtain written confirmation from the railway advising that said works are acceptable.
 - (c) The owner shall agree to pay all applicable City, Regional, Hydro, and Education development charges in accordance with their respective Development Charges by-law(s).

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- (d) The owner shall agree to a temporary full turns driveway access onto Goreway Drive in the interim, until such time as Deerhurst Drive is extended west from Goreway Drive across the north boundary of the subject property. Once the Deerhurst Drive extension has been constructed, the owner shall, if requested by the City, make arrangements to undertake, at their expense, any road works necessary to facilitate the closure of the full turning movements from Goreway Drive, and reinstate the Goreway Drive access to a right-in/right-out driveway access, and to obtain full turning access movements from the Deerhurst Drive extension, in a location and in a manner satisfactory to the City. Such works shall include, but shall not be limited to, an island extension, pavement markings and/or widenings.
- (e) Prior to Site Plan Approval, or at another time determined to be applicable by the City, the owner shall post a security with the City of an amount equal to 50 per cent of the cost for the construction of the east-west leg of the Deerhurst Drive extension, together with all required services, land costs, and engineering works. To determine the amount, the applicant's consulting engineer shall prepare a cost estimate for the completion of the east-west leg of the Deerhurst Drive extension for approval by the Commissioner of Works and Transportation
- (f) The owner shall acknowledge that the future extension of Deerhurst Drive may not abut the north limit of the subject lands. In this regard, the owner shall agree to purchase the residual lands located between the future Deerhurst Drive extension and the north limit of the subject lands, at fair market value, prior to the construction of this road. This additional land shall be included as part of the subject site and be developed in a manner satisfactory to the City.
- (g) Prior to the issuance of a building permit, the owner shall gratuitously convey to the City, a 0.3 metre reserve along the west side of Goreway Drive where it abuts the subject lands, except at approved driveway location(s).
- (h) Prior to the issuance of a building permit, the owner shall gratuitously convey to the City, lands for a road widening of approximately 12.5 metres along the west side of Goreway Drive to achieve a 22.5 metre wide right-of-way from the centreline of Goreway Drive, where it abuts the subject lands.
- (i) Prior to the issuance of a building permit, the owner shall provide to the City, evidence that they have paid to Kenfask Developments Limited and Steeles-Airport Developments Inc., or their respective successors, its proportionate share of the cost of the following off-site stormwater management facilities that benefit the lands:
 - (i) Kenfask Industrial Agreement for storm water management pond construction (@ \$1,354.26 x 18.89 (net) acres = \$25,581.97);
 - (ii) Steeles/Airport Development Inc. for storm water management pond land acquisition (@ \$785.00 x 18.89

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(net) acres = \$14,828.65) and said monies shall include an interest at the rate of 1 % per month calculated from January 1, 1989 until the date of the payment.

- (j) The owner shall agree that all lighting on the site shall be designed and oriented so as to minimize glare on adjacent properties and streets.
- (k) Prior to the issuance of a building permit, the owner shall provide 2 per cent cash-in-lieu of parkland dedication for the industrial portion of the site, in accordance with the Planning Act and City Policy.
- (l) Prior to site plan approval, the owner shall make arrangements, satisfactory to the Toronto and Region Conservation Authority, to obtain any necessary permits for this development. In this regard, it is noted that permit(s) will be required prior to any works being carried out within the Regional Storm Flood Plain, and also prior to any grading, excavation or placement of fill within the Fill Regulation area associated with the valley/stream corridor.
- (m) Prior to site plan approval, the owner shall submit a stormwater management report for the review and approval of the Toronto and Region Conservation Authority. In this regard, the applicant shall obtain written clearance from the Toronto and Region Conservation Authority advising that appropriate arrangements have been made to address this matter.
- (n) Prior to Site Plan Approval, the owner shall make arrangements satisfactory to the City to gratuitously convey a servicing easement over the lands zoned Floodplain (F) which is delineated by the Regional Floodline.
- (o) Prior to site plan approval, the owner shall submit a detailed landscape and stream corridor regeneration plan(s), to the satisfaction of the City and the Toronto and Region Conservation Authority, which ensures both protection and enhancement of the natural heritage features on-site. In this regard, the applicant shall obtain written clearance from the Toronto and Region Conservation Authority advising that appropriate arrangements have been made to address this matter.
- (p) The owner shall agree to grant all necessary easements for drainage, utility and servicing purposes as may be required to the appropriate agency or public authority.
- (q) The owner shall agree that on-site waste collection shall be provided by a private waste hauler.
- (r) Prior to the issuance of a building permit, the owner shall make arrangements, satisfactory to Transport Canada, for the provision of obstruction lighting on-site, if deemed necessary. In this regard, the applicant shall obtain written clearance from Transport Canada advising that appropriate arrangements have been made to address this matter, or that said lighting is not required.

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- (s) Prior to site plan approval, the owner shall demonstrate that the existing 1.8 metre high chain link fence, located along the west limit of the property, is in good condition and does not have to be replaced. Alternatively, the owner shall be required to erect all or a portion of said fence, along the west limit of the property where it abuts the railway right-of-way.
- (t) Prior to site plan approval, the owner shall make arrangements satisfactory to the City to address the recommendations, including the additional mitigation measures, contained within the Environmental Noise Impact Study prepared by Rowan Williams Davies and Irwin Inc., dated June 30, 2000. In this regard, a draft certificate of approval from the Ministry of Environment would address this requirement.
- (u) Prior to the issuance of a building permit, the owner shall provide to the Chief Building Official evidence that they have secured a Certificate of Approval: for Air and Noise, from the Ministry of Environment.
- (v) The owner shall carry out an archaeological resource assessment of the subject property and mitigate, through avoidance, or documentation, adverse impacts to any significant archaeological resources found. No demolition, grading, filling, or any form of soil disturbances, shall take place on the subject property prior to the issuance of a letter from the Ministry of Citizenship, Culture and Recreation to the City of Brampton, indicating that all archaeological resource concerns have met licensing and resource conservation requirements.

CARRIED

E. DEFERRED/REFERRED ITEMS - nil

F. DEVELOPMENT TEAM REPORTS

- F 1. Report from R. Nykyforchyn, Development Planner, Planning and Building Department, dated October 5, 2000, re: **RECOMMENDATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - SITHE ENERGIES CANADIAN DEVELOPMENT LTD. - WARD 10**, (File C7E4.17).

Dealt with under Recommendation PB261-2000.

- F 2. Report from R. Nykyforchyn, Development Planner, Planning and Building Department, dated October 5, 2000, re: **RECOMMENDATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - PATRICK SWEET & ASSOCIATES LTD. - WARD 10**, (File C10E5.3).

PB262-2000 That the report from R. Nykyforchyn, Development Planner, Planning and Building Department, dated October 5, 2000, to the Planning and Building Committee meeting of October 16, 2000, re: **RECOMMENDATION REPORT - APPLICATION TO AMEND THE ZONING BY-LAW - PATRICK SWEET & ASSOCIATES LTD. - WARD 10**, (File C10E5.3) be received; and,

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That the application be approved, and that staff be directed to prepare the appropriate documents, subject to the following conditions:

- (1) The zoning by-law shall zone the City owned lands with an Open Space (OS) zone category, Part 11 on the draft reference plan shall be zoned “Floodplain (F)”, and the balance of the lands owned by the applicant shall be zoned site specific “Industrial Four (M4)” zone categories, the latter of which shall permit the following:
 - (a) Blocks 1 and 3, shall contain a site specific Industrial Four (M4) zone category which permits the following uses:
 - (i) Industrial Uses:
 - (1) the Industrial uses permitted in the Industrial Four (M4) zone category
 - (2) a Distribution Centre, and/or a Cold Storage Operation as a principle use, subject to the requirements set out in Section B.(1)(c)(i)(3);
 - (ii) Non-Industrial Uses:
 - (1) Restaurants,
 - (2) An Automobile Sales Establishment (excluding heavy trucks), subject to the requirements set out in Section B.(1)(c)(i)(4);
 - (3) A Retail Establishment, with the exception of an adult video store or an adult bookstore which shall not be permitted;
 - (4) An Office, subject to the requirements set out in Section B.(1)(c)(iv);
 - (5) A Community Club;
 - (6) A Hotel or Motel;
 - (7) A Service Shop;
 - (8) A Retail Warehouse (having a minimum size of 5000 square feet);
 - (9) A Banquet Hall;
 - (10) Those uses permitted in the I1, I2, and OS zone categories;
 - (b) Block 2, shall contain a site specific Industrial Four (M4) zone category which permits the following uses:

Either:

 - (i) A Religious Institution;

or;

 - (ii) Those uses permitted within condition B.(1)(a) above,

But not both, or not any combination of both sections.
 - (c) The site specific Industrial Four (M4) zone category shall be subject to the following restrictions:

- (i) Setback of Buildings(s):
 - (1) Industrial Uses: A Minimum of 12 metres and a Maximum of 33 metres to either the Ebenezer Road or The Gore Road;
 - (2) Non-Industrial Uses: A Minimum of 6 metres or half the building height (excluding ornamental towers and structures), whichever is the greater to Ebenezer Road The Gore Road, an “Open Space (OS)” zone, an “Floodplain (F)” zone, an “Agricultural (A)” zone, and residentially zoned properties;
 - (3) Notwithstanding the above, a Distribution Centre, and/or a Cold Storage Operation shall not be permitted within 200 metres from either The Gore Road or Ebenezer Road;
 - (4) Notwithstanding the above, an Automobile Sales Establishment shall not be permitted within 90 metres from either The Gore Road or Ebenezer Road;
- (ii) All buildings and structures shall be located a minimum of 10.0 metres from a “Floodplain (F)” zone;
- (iii) Maximum Floor Space Index shall be 0.5;
- (iv) The (office) use referred to within Section B.(1)(a)(ii)(4) shall only be permitted within 120 metres from intersection of The Gore Road and Ebenezer Road;
- (v) Minimum Landscaped Open Space, (except at approved driveway locations):
 - 1. Along Ebenezer Road and The Gore Road:
 - 12 metres for Industrial Uses;
 - 6 metres for Non-Industrial Uses;
 - 2. Along all other public roads, and lands abutting “Open Space (OS)”, “Floodplain (F)”, “Agricultural (A)” and residentially zoned properties: - 3 metres;
- (vi) Outside Storage: No outside storage shall be permitted, except for seasonal goods (and automobiles for sale) associated with a Non-Industrial Use, but such storage shall not be located within a yard abutting Ebenezer Road, The Gore Road, an “Open Space (OS)” zone, a

“Floodplain (F)” zone, and residentially zoned properties;

- (vii) Minimum Lot Area: 1.0 hectares, except where lands abut a residential zone category, in which case a minimum lot size of 0.65 hectares may be permitted;
- (vii) Maximum Building Height:
 - 1. Industrial Uses: 1 storey, except for an associated Office component in which case there is no height limit;
 - 2. Non-Industrial Uses: 2 storeys, except for an Office use located within 120 metres from the Ebenezer Road and The Gore Road intersection, in which case there shall be no height limit;
- (ix) Loading Doors:
 - 1. For all uses, there shall be no overhead doors on a building wall that faces Ebenezer Road, The Gore Road, a “Floodplain (F)” zone or residentially zoned properties, unless screened from a public road;
 - 2. For Industrial Uses, there shall be no overhead doors within 60 metres of Ebenezer Road and The Gore Road, unless screened from a public road;
- (x) Screening:
 - 1. All waste disposal facilities, including containers for recyclable materials, shall be screened from Ebenezer Road, The Gore Road, an “Open Space (OS)” zone, a “Floodplain (F)” zone”, and residentially zoned properties;
 - 2. All rooftop units located within 90 metres from either The Gore Road or Ebenezer Road shall be screened in their entirety;
- (xi) Parking: Truck parking and loading/unloading areas shall not be located within 60 metres of Ebenezer Road and The Gore Road, unless screened from public roads;
- (xii) Architecture Restaurants, Automobile Sales Establishments, Retail Establishments, Offices, Community Clubs, Service

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Shops, Hotels and Motels shall contain a
sloped roof treatment:

- (xiii) Accessory Building(s): no accessory building(s) shall be located within 60 metres of Ebenezer Road or The Gore Road;
 - (xiv) Other Requirements: In addition, the proposed development shall also be subject to all of the requirements and restrictions relating to the “Industrial One (M1)” zone category which are not in conflict with those noted above. In the event that a Religious Institution is developed on Block 2, the development will be subject to the all of the requirements and restrictions relating to the “Institutional One (I1)” zone category which are not in conflict with those noted above
- (2) Prior to the enactment of the zoning by-law, the applicant shall enter into an agreement with the City which shall include the following:
- (a) Prior to the issuance of a building permit: a site development plan, a grading and drainage plan, an access plan, a landscape and fencing plan, an elevation and cross-section drawings, a fire protection plan, and an engineering and servicing plan shall be approved by the City, and the appropriate securities shall be deposited with the City to ensure implementation of these plans in accordance with the City's site plan review process.
 - (b) The owner shall agree to pay all applicable City, Regional, Hydro, and Education development charges in accordance with their respective Development Charges by-law(s).
 - (c) The owner shall agree to satisfy all of the Committee of Adjustment conditions of approval for file B50/00 contained in the Committees decision dated August 1, 2000.
 - (d) The owner shall gratuitously convey to the City, a 0.3 metre reserve along the south side of Ebenezer Road, where it abuts Block 3 on the subject lands (Part 3, 43R-24045), except at approved driveway location(s).
 - (e) The owner shall gratuitously convey to the City, a road widening, approximately 5 metres in width, along the south side of Ebenezer Road, where it abuts Block 3 on the subject lands (Part 3, 43R-24045).

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- (f) Prior to the issuance of a building permit, the owner shall provide 2 per cent cash-in-lieu of parkland dedication for the industrial and commercial portions of the site, in accordance with the Planning Act and City Policy.
- (g) All lighting on the site shall be designed and oriented so as to minimize glare on adjacent roadways and properties.
- (h) The owner shall agree that on-site waste collection shall be provided by a private waste hauler.
- (i) The owner shall agree to grant all necessary easements for drainage, utility and servicing purposes as may be required to the appropriate agency or public authority.
- (j) The owner shall agree to reasonable access arrangements between the subject property and the abutting properties, including the granting of any easements or rights of way to facilitate access and servicing, at no costs, if and when required by the City.
- (k) Prior to Site Plan Approval, the owner shall submit a copy of a preliminary servicing report for the review and approval of the Works and Transportation Department.
- (l) Prior to site plan approval, the applicant shall make appropriate arrangements, satisfactory to the City, to demonstrate that development within Block 1 will be compatible with the abutting lands at the north-west quadrant of the site, and to provide a mutual access driveway and/or access easements to this property.
- (m) Prior to site plan approval, the owner shall make arrangements, satisfactory to the City, to provide design guidelines for development areas along Ebenezer Road and The Gore Road. These design guidelines will address:
 - (i) the common architectural features, including rooflines, materials, colour, pillar design, etc, such that buildings will be designed with one integrated design approach;
 - (ii) entrance gates at the public road intersection of Ebenezer Road and The Gore Road; and,
 - (iii) overall signage considerations.
- (n) Prior to site plan approval, the owner shall make arrangements, satisfactory to the City, to demonstrate that the development will incorporate and address the following design principles:
 - (i) Architectural treatments for buildings along Ebenezer Road and The Gore Road shall not be monotonous in height, such that towers and other

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vertical treatments shall be provided to enhance visual interests;

- (ii) Superior front elevation treatments shall be provided for building walls exposed to public streets, "Open Space (OS)" zones, and "Floodplain (F)" zones, as well as residentially zoned properties. Such elevation treatments, shall include glazing treatments, high quality building material, façade details, etc.
- (iii) The Office component on an industrial building will be required to face towards major public roads, if there is no Non-Industrial buildings located between it and Ebenezer Road or The Gore Road.
- (iv) Building entrances shall be featured;
- (v) Large parking areas for commercial developments shall be located away from Ebenezer Road, The Gore Road, "Open Space (OS)" zones, and "Floodplain (F)" zones.
- (vi) Rooftop units shall be screened from public roads, "Open Space (OS)" zones, "Floodplain (F)" zones", and residentially zoned properties.
- (o) Prior to site plan approval for Block 2, the owner shall make arrangements, satisfactory to the City, to demonstrate that a church block can be accommodated, or is no longer required to be retained on this site.
- (p) The applicant shall agree to purchase the remnant parcel of land that will be created between the subject lands and the east-west collector road, at fair market value, once this road has been constructed and assumed by the City. This additional land shall be included as part of the subject site and be developed in a manner satisfactory to the City.
- (q) The applicant shall agree to sell the remnant parcel of land that will be created between the subject lands and the east-west collector road, at fair market value, once this road has been constructed and assumed by the City. This additional land shall be included as part of the subject site and be developed in a manner satisfactory to the City.

CARRIED

- * F 3. Report from T. Goodeve, Development Planner, Planning and Building Department, dated October 2, 2000, re: **RECOMMENDATION REPORT - DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - COOKFIELD DEVELOPMENTS INC. - WARD 6, (File C3W12.5).**

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PB263-2000 That the report from T. Goodeve, Development Planner, Planning and Building Department, dated October 2, 2000, re: **RECOMMENDATION REPORT - DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - COOKFIELD DEVELOPMENTS INC. - WARD 6**, (File C3W12.5) be received; and,

That prior to the issuance of draft plan approval, the applicant shall sign the Landowner's Cost Share Agreement, and provide the City with a written acknowledgement from the Trustee appointed pursuant to the agreement that the Applicant has signed the agreement and has delivered the deeds or made the payments required by the agreement, and that the plan may be released for draft approval;

That prior to the issuance of draft plan approval, outstanding final comments from the Credit Valley Conservation shall be received, and any appropriate conditions of approval, including revisions to the plan and physical layout resulting from these comments, shall be accommodated;

That prior to the issuance of draft plan approval, the applicant shall prepare a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Community Information Maps;

That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan;

That Planning and Building Committee recommend approval of the subject application and staff be directed to prepare the appropriate amendments to the zoning by-law; and,

That staff be authorized to issue the notice of draft plan approval at such time as all items recommended by Planning and Building Committee to be addressed prior to draft plan approval have been addressed to the satisfaction of the City, subject to the following:

1. any necessary red-line revisions to the draft plan identified by staff; and,
2. all conditions contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning and Building.

CARRIED

Pursuant to a brief discussion staff were directed to drop the "Institutional" part of the "Institutional Special Study Area" designation for the 15 acre triangle area in the northeast corner of the plan when the final Official Plan Amendment is submitted to Council, so that it will be clear that commercial, residential and institutional uses are to be considered for this area.

F 4. Report from J. Corbett, Director, Planning and Development Services, Planning and Building Department, dated September 27, 2000, re: **RECOMMENDATION**

REPORT - DOWNTOWN BRAMPTON-EXEMPTION FROM ON-SITE PARKING REQUIREMENTS FOR COMMERCIAL DEVELOPMENTS (File P03PA).

Discussion took place regarding the length of time exemption from on site parking requirements for commercial development will continue. Staff explained to Committee that when 85% occupancy is reached staff will initiate a by-law change to remove the exemption from on-site parking requirements or cash-in-lieu thereof.

Discussion also took place regarding implementing a program whereby commercial development that is exempt from providing parking or paying cash-in-lieu commit the savings they incur to improving the facades/building structures in the downtown.

PB264-2000 That the report from J. Corbett, Director, Planning and Development Services, Planning and Building Department, dated September 27, 2000, to the Planning and Building Committee meeting of October 16, 2000, re: **RECOMMENDATION REPORT - DOWNTOWN BRAMPTON-EXEMPTION FROM ON-SITE PARKING REQUIREMENTS FOR COMMERCIAL DEVELOPMENTS (File P03PA)** be received; and,

That the exemption from on-site parking requirements, including cash-in-lieu of on-site parking, for commercial developments be reinstated for a two year period, expiring in December 2002; and,

That staff be directed to monitor development and parking utilization trends during the two year exemption period and report back to City Council with a recommendation to activate on-site parking and cash-in-lieu requirements should the overall parking utilization rate within the downtown exceed 85%; and,

That the comprehensive zoning by-law covering Downtown Brampton be amended to incorporate the amended parking standards included as Tables 2 and 3 to the report dated September 27, 2000; and,

That a public meeting be convened to consider the proposed revisions to the on-site parking requirements for downtown development.

CARRIED

G. POLICY PLANNING REPORTS

- G 1. Report from P. Cooper, Downtown Brampton Policy Planner, Planning and Building Department, dated October 10, 2000, re: **RECOMMENDATION REPORT - REQUEST TO AMEND THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN (File P75CE)(See Item D1).**

Dealt with under Recommendation PB256-2000.

- G 2. Report from B. Winterhalt, Director of Planning Policy and Research, Planning and Building Department, dated October 6, 2000, re: **PROPOSED RELOCATION OF A 450m SECTION OF MULLETT CREEK - BRAM WEST SECONDARY PLAN AREA (File P26S40) (See Item D4).**

Dealt with under Recommendation PB259-2000.

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- G 3. Report from D. Nicholson, Policy Planner, Planning and Building Department, dated October 10, 2000, re: **VALES NORTH SECONDARY PLAN AREA 49: PUBLIC MEETING REPORT** (File P26S49).

PB265-2000 That the report from D. Nicholson, Policy Planner, Planning and Building Department, dated October 10, 2000, to the Planning and Building Committee meeting of October 16, 2000, re: **VALES NORTH SECONDARY PLAN AREA 49: PUBLIC MEETING REPORT** (File P26S49) be received; and,

That the convenience commercial use at the north-east corner of Airport Road and the east-west collector road gateway be specifically designated and excluded from the special Study Area boundary; and,

That the land use concept, with the above convenience commercial revision, be endorsed subject to any concerns raised through the agency circulation, and that staff subsequently present a final Secondary Plan document for Council adoption.

CARRIED

- * G 4. Report from D. Waters, Manager, Research & Special Policy, Planning and Building Department, dated October 10, 2000, re: **BRAM WEST SECONDARY PLAN REVIEW - PROPOSED WORK PROGRAM** (File P26SP40).

PB266-2000 That the report from D. Waters, Manager, Research & Special Policy, Planning and Building Department, dated October 10, 2000, to the Planning and Building Committee meeting of October 16, 2000, re: **BRAM WEST SECONDARY PLAN REVIEW - PROPOSED WORK PROGRAM** (File P26SP40) be received; and,

That the proposed Bram West Secondary Plan Review Work Program as set out in the attached summary chart be endorsed in principle and staff be directed to begin Part 1 of the work plan starting with an introductory meeting with the residents, landowners and stakeholders of Bram West; and,

That the transfer of funds be approved from the Planning Policy and Research Division outside services account, (\$25,000) and from the Primary Office Node Account (\$57,000) to a new Bram West Secondary Plan Review Capital Account, subject to Council's endorsement of the Bram West Secondary Plan Review work plan.

CARRIED

- * G 5. Report from O. Izirein, Policy Planner, Planning and Building Department, dated October 10, 2000, re: **CITY OF BRAMPTON RESPONSE: DRAFT TOWN OF HALTON HILLS HAMLET OF NORVAL SECONDARY PLAN** (File P28NO).

PB267-2000 That the report from O. Izirein, Policy Planner, Planning and Building Department, dated October 10, 2000, to the Planning and Building Committee meeting of October 16, 2000, re: **CITY OF BRAMPTON RESPONSE: DRAFT TOWN OF HALTON HILLS HAMLET OF NORVAL SECONDARY PLAN** (File P28NO) be received; and,

That the Town of Halton Hills be advised that the City of Brampton has no objection to the Hamlet Community Core, Hamlet Residential and Hamlet Residential Future

MINUTES
Planning and Building Committee

Development designations and related policies of the draft Hamlet of Norval Secondary Plan as they relate to the historic hamlet of Norval, but that the City of Brampton considers the designations and related policies of Special Policy Area 1, Special Policy Area 2 and Hamlet Residential Development abutting the City of Brampton boundary of the draft amendment as premature; and,

That a joint planning exercise be carried out between the City of Brampton and the Town of Halton Hills of the lands on both sides of the municipal boundary in order to foster future land use compatibility in this area of the draft Hamlet of Norval Secondary Plan Amendment in accordance with the findings of the North West Brampton Urban Boundary Review; and,

That Council's resolution and a copy of the staff report dated October 10, 2000, be forwarded to the Town of Halton Hills for their consideration.

CARRIED

- * G 6. Report from A. Janzen, Policy Planner, Planning and Building Department, dated October 6, 2000, re: **PUBLIC MEETING REPORT - PROPOSED REVISIONS TO POLICIES REGARDING PLACES OF WORSHIP CITY-WIDE** (File P13IN).

PB268-2000 That the report from A. Janzen, Policy Planner, Planning and Building Department, dated October 6, 2000, to the Planning and Building Committee meeting of October 16, 2000, re: **PUBLIC MEETING REPORT - PROPOSED REVISIONS TO POLICIES REGARDING PLACES OF WORSHIP CITY-WIDE** (File P13IN) be received; and,

That staff be directed to prepare a final Official Plan Amendment for adoption by City Council, at its meeting of October 30, 2000.

CARRIED

H. BUILDING REPORTS

- * H 1. Report from B. Campbell, Director of Building and Chief Building Official, Planning and Building Department, dated October 10, 2000, re: **BUILDING PERMIT ACTIVITY FOR THE MONTH OF SEPTEMBER 2000**. (File B11).

PB269-2000 That the report from B. Campbell, Director of Building and Chief Building Official, Planning and Building Department, dated October 10, 2000, re: **BUILDING PERMIT ACTIVITY FOR THE MONTH OF SEPTEMBER 2000**. (File B11) be received.

CARRIED

I. URBAN DESIGN AND ZONING REPORTS - nil

J. HERITAGE BOARD MINUTES

- * J 1. Minutes - **BRAMPTON HERITAGE BOARD** - September 28, 2000

MINUTES
Planning and Building Committee

PB270-2000 That the Minutes of the **BRAMPTON HERITAGE BOARD** dated September 28, 2000, to the Planning & Building Committee meeting of October 16, 2000, be approved as printed and circulated

CARRIED

The recommendations were approved as follows:

HB115-2000 That the Agenda for the Brampton Heritage Board Meeting dated September 28, 2000 be approved, as amended, to add:

7.3 Report to City Council from A.D. MacMillan, Commissioner of Works and Transportation, dated September 20, 2000, re: **CHURCHVILLE BRIDGE GUARDRAIL** (File G30/G33); and,

9.6 Minutes – **CHURCHVILLE HERITAGE COMMITTEE MEETING OF SEPTEMBER 21, 2000** (File G33).

HB116-2000 That the Minutes of the Brampton Heritage Board Meeting of August 24, 2000, to the Brampton Heritage Board Meeting of September 28, 2000, be approved as printed and circulated.

HB117-2000 Whereas the Heritage Bridge located on Creditview Road, north of Steeles Avenue West, is a unique structure of historical significance and is worthy of preservation;

Therefore Be It Resolved that Planning and Building Department staff be requested to prepare a report to City Council to designate this bridge under Part IV of the Ontario Heritage Act.

HB118-2000 That the verbal update from D. Nicholson, Policy and Heritage Planner, Planning and Building, to the Brampton Heritage Board Meeting of September 28, 2000, re: **ROYAL CANADIAN LEGION BUILDING, 40 ELIZABETH STREET SOUTH** (File G33) be received; and,

That the correspondence from D. Nicholson, Policy and Heritage Planner, Planning and Building Department, to Mr. Bert O'Hearn, The Royal Canadian Legion Branch 15, dated July 12, 2000, to the Brampton Heritage Board Meeting of September 28, 2000, re: **ROYAL CANADIAN LEGION BUILDING, 40 ELIZABETH STREET SOUTH** (File G33) be received; and,

That the correspondence from Mr. Bert O'Hearn, Chair, Building Committee, The Royal Canadian Legion Branch 15, to D. Nicholson, Policy and Heritage Planner, Planning and Building Department, dated July 24, 2000, to the Brampton Heritage Board Meeting of September 28, 2000, re: **ROYAL CANADIAN LEGION BUILDING, 40 ELIZABETH STREET SOUTH** (File G33) be received.

HB119-2000 That the brief notes from A. Janzen, Policy Planner, Planning and Building, dated July 27, 2000, to the Brampton Heritage Board Meeting of September 28, 2000, re: **SITE VISIT - FARMHOUSE – 7441 KENNEDY ROAD SOUTH** (File G33) be received; and,

That staff be requested to undertake a feasibility study to determine ways to maintain and preserve the **FARMHOUSE AT 7441 KENNEDY ROAD SOUTH – WARD 3** (File G33) and to discover the best use for it at its present location; and

That the farmhouse be boarded up until such time as a plan is developed for its use.

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- HB120-2000 That staff be requested to have the **CHURCHVILLE HERITAGE PERMIT HANDBOOK** (File G33) printed on the best quality paper that can be utilized with in-house printing; and,
- That the expenditure for in-house printing of the Churchville Heritage Permit Handbook be approved; and,
- That staff be requested to investigate the possibility of including the Churchville Heritage Permit Handbook on the City's website.
- HB121-2000 That staff be requested to investigate and report back on the possibility of an exemption under the Development Charges By-Law for heritage homes re-located within the City.
- HB122-2000 That staff be requested to investigate and report back on the costs and quantities associated with reproduction and distribution of the **BRAMPTON HERITAGE BOARD VIDEOS – "BRAMPTON: MEMORIES OF A SMALL TOWN"** (File G33) to students in the City's senior public schools during Heritage Week in February 2001.
- HB123-2000 That the correspondence from D. Nicholson, Policy and Heritage Planner, Planning and Building Department, to Members of Council, dated July 31, 2000, to the Brampton Heritage Board Meeting of September 28, 2000, re: **INFORMATION MEMORANDUM: CLARIFICATION OF HERITAGE PRESERVATION TOOLS** (File G33) be received.
- HB124-2000 That the correspondence from Ms. Helen Johns, Minister of Citizenship, Culture and Recreation, undated, to the Brampton Heritage Board Meeting of September 28, 2000, re: **HERITAGE RETAIL SALES TAX REBATE PROGRAM** (File G33) be received; and,
- That the correspondence from L.J. Mikulich, City Clerk, Legal Services, dated September 14, 2000, to the Brampton Heritage Board Meeting of September 28, 2000, re: **HERITAGE RETAIL SALES TAX REBATE** (File G33) be received.
- HB125-2000 That the matter of the **HERITAGE HOME AT 11651 BRAMALEA ROAD – FOLLOW-UP TO TOUR OF PROPERTY** (File G33), considered at the Brampton Heritage Board Meeting of September 28, 2000, be **deferred** to the Brampton Heritage Board Meeting of October 26, 2000, so that additional information about the home's historical significance can be gathered for consideration at that time.
- HB126-2000 That the **GUIDELINES FOR PREPARING HERITAGE IMPACT ASSESSMENTS STATEMENTS** (File G33), to the Brampton Heritage Board Meeting of September 28, 2000, be received and endorsed.
- HB127-2000 That the report to City Council from A.D. MacMillan, Commissioner of Works and Transportation, dated September 20, 2000, to the Brampton Heritage Board Meeting of September 28, 2000, re: **CHURCHVILLE BRIDGE GUARDRAIL** (File G30/G33) be received.
- HB128-2000 That the correspondence from Ms. Patricia K. Neal, Manager, Architectural Conservancy of Ontario, dated August 11, 2000, to the Brampton Heritage Board Meeting of September 28, 2000, re: **MEMBERSHIP IN ARCHITECTURAL CONSERVANCY OF ONTARIO** (File G33) be **deferred** for consideration at the

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first meeting of the new term of the Brampton Heritage Board, expected to take place in January 2001.

- HB129-2000 That the correspondence from Mr. Duncan Macrae, 39 Mill Street South, Brampton, dated August 17, 2000, to the Brampton Heritage Board Meeting of September 28, 2000, re: **REQUEST FOR INFORMATION – HERITAGE PROPERTIES IN BRAMPTON** (File G33) be received and referred to staff for appropriate action and a report back.
- HB130-2000 That the correspondence to Mr. Patrick Burfoot, Chair, Churchville Heritage Committee, from D. Nicholson, Policy and Heritage Planner, Planning and Building, dated August 31, 2000, to the Brampton Heritage Board Meeting of September 28, 2000, re: **APPLICATION FROM THE REGION OF PEEL TO DEMOLISH THE BOY SCOUT HEADQUARTERS AT 1505 STEELES AVENUE WEST** (File G33) be received.
- HB131-2000 That the **FRIENDS OF HISTORIC BOVAIRD HOUSE COMMITTEE MEETING MINUTES OF AUGUST 1, 2000** (File G33), to the Brampton Heritage Board Meeting of September 28, 2000, be received.
- HB132-2000 That the **MINUTES OF THE CHURCHVILLE HERITAGE COMMITTEE MEETING OF SEPTEMBER 21, 2000** (File G33), to the Brampton Heritage Board Meeting of September 28, 2000, be received.
- HB133-2000 That the Brampton Heritage Board do now adjourn to meet again on Thursday, October 26, 2000, at 7:00 p.m., or at the call of the Chair.

K. OTHER BUSINESS

- K 1. Report from R. Nykyforchyn, Development Planner, Planning and Building Department, dated October 10, 2000, re: **SUPPLEMENTARY REPORT - APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND REZONING - MASUMEEN ISLAMIC CENTRE - WARD 3** (File T1E13.8) (See Item D5).

Dealt with under Recommendation PB260-2000.

- K 2. Notice of Motion re: **DRAFT PLAN OF SUBDIVISION CONDITION - MATURE TREES**

That staff bring forward as soon as possible a policy for all future residential draft plans of subdivision, at an early date no later than December 31, 2000, that the landowners cost sharing agreement must include a cost similar to the City of Vaughan to purchase mature tree lots and environmentally sensitive areas for the citizens of the City of Brampton in perpetuity and that if an existing cost sharing agreement has been signed but the lots not registered then cost sharing agreements be amended accordingly.

This Notice of Motion was not dealt with at this time.

M. QUESTION PERIOD - nil

N. CLOSED MEETING - nil

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O. ADJOURNMENT

PB271-2000 That the Planning & Building Committee do now adjourn to meet again on
Wednesday, December 6, 2000 at 7:00 p.m. or at the call of the Chair.

CARRIED

DECEMBER 6, 2000

7:00 P.M. – REGULAR MEETING COUNCIL CHAMBERS – 4TH FLOOR

PRESENT:

City Councillor G. Gibson, Acting Chair
Mayor S. Fennell (arrived at 7:46 p.m., left at 8:00 p.m.)
Regional Councillor L. Bissell
Regional Councillor P. Palleschi
Regional Councillor S. DiMarco (arrived at 7:18 p.m.)
Regional Councillor G. Miles
City Councillor E. Moore
City Councillor L. Jeffrey (left at 8:40 p.m.)
City Councillor B. Callahan (arrived at 7:17 p.m.)
City Councillor A. Aujla
City Councillor J. Hutton
City Councillor B. Cowie
City Councillor P. Richards
City Councillor D. Metzak
City Councillor J. Sprovieri

ABSENT:

Regional Councillor R. Begley
City Councillor S. Hames (Other Municipal Business)

STAFF PRESENT:

J. Marshall, Commissioner of Planning & Building
J. Metras, Commissioner of Legal Services & City Solicitor
J. Corbett, Director, Development Services, Planning & Building
W. Winterhalt, Director, Policy & Research, Planning & Building
R. Bino, Manager of Development Services, Works & Transportation
K. Walsh, Director Facility Development & Property Management,
Community Services
L.J. Mikulich, City Clerk, Legal Services
K. MacCollum, Legislative Co-ordinator, Legal Services Department

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The meeting was called to order at 7:05 p.m.

Committee recessed at 7:50 p.m. and reconvened at 7:58 p.m.

Committee adjourned at 9:26 p.m.

ITEM RECOMMENDATION

- | | | |
|------|------------|--|
| A. | PB272-2000 | APPROVAL OF AGENDA |
| D1. | PB273-2000 | PROPOSED OFFICIAL PLAN AMENDMENT – BRAMPTON OFFICIAL PLAN & CENTRAL AREA SECONDARY PLANS (P25-S7/P25-S36) |
| D2. | PB274-2000 | REQUEST TO AMEND THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN (File P75-CE) |
| D3. | PB275-2000 | APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – MANDARIN RESTAURANT FRANCHISE CORPORATION – WARD 3 (File T2E14.5) |
| D4. | PB276-2000 | APPLICATION TO AMEND THE ZONING BY-LAW AND ASSOCIATED AMENDMENT TO THE DRAFT APPROVED SUBDIVISION PLAN – GUGLIETTI BROTHERS INVESTMENTS LIMITED – WARD 6 (File C2W14.2) |
| D5. | PB277-2000 | PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – MIA PROPERTIES LIMITED – WARD 2 (File C1W14.16) |
| D6. | PB278-2000 | PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – FANSHORE INVESTMENTS INC. (FANSHORE NORTH) – WARD 6 (File C2W15.2) |
| D7. | PB279-2000 | DRAFT PLAN OF PROPOSED SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – HIGHWAY 7 & THE GORE ROAD LIMITED – WARD 10 (File C9E6.5) |
| D8. | PB280-2000 | APPLICATION TO AMEND THE ZONING BY-LAW – 1300409 ONTARIO LIMITED – STEVEN PERGER – WARD 5 (File C1W6.59) |
| D9. | PB281-2000 | APPLICATION TO AMEND THE ZONING BY-LAW AND TO AMEND DRAFT APPROVED PLAN OF SUBDIVISION 21T-98004B – MATTAMY (CASTLEMORE) LIMITED – WARD 10 (File C7E12.6) |
| D10. | PB282-2000 | CITY INITIATED AMENDMENTS TO ZONING BY-LAWS – REQUIRED ATTACHMENT FOR SEMI-DETACHED AND TOWNHOUSE DWELLINGS (File P42GE-1) |
| D11. | PB283-2000 | CITY INITIATED AMENDMENTS TO ZONING BY-LAWS – BUILDING ADDITIONS TO EXISTING DWELLINGS (File P42GE-1) |

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Planning and Building Committee

- | | | |
|-----|------------|---|
| G1. | PB284-2000 | DRAFT PLAN OF PROPOSED SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – KLM PLANNING PARTNERS INC. (FOR HAREVAN DEVELOPMENT INC.) – WARD 10 (File C6E15.1) |
| G2. | PB285-2000 | DRAFT PLAN OF PROPOSED SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW – DIPOCE MANAGEMENT – WARD 10 (File C7E6.18B) |
| G3. | PB286-2000 | DRAFT PLAN OF PROPOSED SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – SEBASCO CONSTRUCTION LTD. - WARD 10 (File C7E6.16B) |
| G4. | PB287-2000 | APPLICATION TO AMEND THE ZONING BY-LAW – REGION OF PEEL (PROPOSED COMMUNITY RECYCLING CENTRE) – WARD 11 (File C6E7.3) |
| G5. | PB288-2000 | APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND REZONING – MASUMEEN ISLAMIC CENTRE – WARD 3 (File T1E13.8) |
| G6. | PB289-2000 | DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – MAYLON O. SIMPSON ESTATES LTD. – WARD 2 (File C1W11.25) |
| G7. | PB290-2000 | OMNIBUS (HOUSEKEEPING) AMENDMENT – COMPREHENSIVE ZONING BY-LAW 56-83 – FOR THE ADDITION OF RESIDENTIAL ZONE R3A – WARD 10 (File P42BR) |
| H1. | PB291-2000 | OUTSTANDING ISSUES REGARDING PLACES OF WORSHIP (File P13-IN) |
| H2. | PB292-2000 | INFORMATION REPORT – SOCIAL HOUSING REFORM ACT 2000 (File C51AF) |
| H3. | PB293-2000 | IMPLEMENTATION OF HERITAGE PRESERVATION TOOLS: REVIEW OF BOARDING BY-LAW UNDER THE <i>MUNICIPAL ACT</i> (File G33LA) |
| H4. | PB294-2000 | IMPLEMENTATION OF HERITAGE PRESERVATION TOOLS: REVIEW OF CITY OF BRAMPTON INVENTORY OF HERITAGE RESOURCES (File G33LA) |
| I1. | PB295-2000 | BUILDING PERMIT ACTIVITY FOR THE MONTH OF OCTOBER 2000 (File B11) |
| I2. | PB296-2000 | APPLICATION FOR PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY – 223 JOHN STREET (File G33-LA) |
| J1. | PB297-2000 | AUTOMOBILE IMPOUND FACILITIES (File P42GE-1) |
| L1. | PB298-2000 | GROWTH AND TRAFFIC GRIDLOCK IN THE HIGHWAY 7/HIGHWAY 10 AREA |

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Planning and Building Committee

O. PB299-2000 **ADJOURNMENT**

City Councillor Gibson, Acting Chair

A. APPROVAL OF AGENDA

PB272-2000 That the Agenda for the Planning & Building Committee Meeting dated December 6, 2000, be approved as amended to:

Add

L 1. **GROWTH AND TRAFFIC GRIDLOCK IN THE HIGHWAY 7/HIGHWAY 10 AREA.**

Delete

E 1. Delegations re: **APPLICATION TO AMEND THE ZONING BY-LAW - REGION OF PEEL (PROPOSED COMMUNITY RECYCLING CENTRE) - WARD 11** (File C6E7.3)(See Report G4).

1. Mr. Scott Stewart, Director of Waste Management, Region of Peel
2. Paul Puopolo, Planning & Engineering Initiatives Ltd.

E 2. Delegation of J. Bozzo, Gagnon Law Bozzo, re: **APPLICATION FOR PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY - 223 JOHN STREET** (File G33-LA)(See Item I2).

CARRIED

B. CONFLICTS OF INTEREST - nil

C. CONSENT

* The following items listed with an asterisk (*) are considered to be routine and non-controversial by the Committee and will be approved at one time. There will be no separate discussion of these items unless a Committee Member requests it, in which case the item will not be consented to and will be considered in the normal sequence of the agenda.

(G2, G3, G4, G7, H1, H2, H3, H4, I1, I2, J1)

D. PUBLIC MEETING REPORTS

D 1. Report from P. Cooper, Central Area Planner, Planning and Building Department, dated November 24, 2000, re: **PROPOSED OFFICIAL PLAN AMENDMENT - BRAMPTON OFFICIAL PLAN & CENTRAL AREA SECONDARY PLANS** (P25-S7/P25-S36).

No member of the public spoke to the application.

PB273-2000 That the report from P. Cooper, Central Area Planner, Planning and Building Department, dated November 24, 2000, to the Planning and Building Committee meeting of December 6, 2000, re: **PROPOSED OFFICIAL PLAN AMENDMENT - BRAMPTON OFFICIAL PLAN & CENTRAL AREA SECONDARY PLANS** (P25-S7/P25-S36) be received; and,

That staff be directed to report back to the Planning and Building Committee with results of the public meeting and a staff recommendation.

CARRIED

MINUTES
Planning and Building Committee

- D 2. Report from P. Cooper, Central Area Planner, Planning and Building Department, dated November 22, 2000, re: **REQUEST TO AMEND THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN** (File P75-CE).

No member of the public spoke to the application.

- PB274-2000 That the report from P. Cooper, Central Area Planner, Planning and Building Department, dated November 22, 2000, to the Planning and Building Committee meeting of December 6, 2000, re: **REQUEST TO AMEND THE CENTRAL AREA COMMUNITY IMPROVEMENT PLAN** (File P75-CE) be received; and,

That staff be directed to report back to the Planning and Building Committee with results of the public meeting and a staff recommendation.

CARRIED

- D 3. Report from N. Grady, Development Planner, Planning and Building Department, dated November 22, 2000, re: **APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - MANDARIN RESTAURANT FRANCHISE CORPORATION - WARD 3** (File T2E14.5).

No member of the public spoke to the application.

- PB275-2000 That the report from N. Grady, Development Planner, Planning and Building Department, dated November 22, 2000, to the Planning and Building Committee meeting of December 6, 2000, re: **APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - MANDARIN RESTAURANT FRANCHISE CORPORATION - WARD 3** (File T2E14.5) be received; and,

That staff be directed to report back to the Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

- D 4. Report from N. Grady, Development Planner, Planning and Building Department, dated November 23, 2000, re: **APPLICATION TO AMEND THE ZONING BY-LAW AND ASSOCIATED AMENDMENT TO THE DRAFT APPROVED SUBDIVISION PLAN - GUGLIETTI BROTHERS INVESTMENTS LIMITED - WARD 6** (File C2W14.2).

Mr. Neal Grady gave a presentation at the request of members of the public attending the meeting. Mr. Ron Clarke, area resident, questioned as to whether or not the greenbelt area is being extended south on Chinguacousy Road. Mr. Grady responded that the greenbelt in this application is designed to meet up with the greenbelt in the neighbouring application which will join the Fletchers Creek greenbelt.

Discussion took place regarding the density ratios. Committee was informed that the density ratios of this application meet the requirements that Council has put in place and that staff will not deviate from those recommendations.

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PB276-2000 That the report from N. Grady, Development Planner, Planning and Building Department, dated November 23, 2000, to the Planning and Building Committee meeting of December 6, 2000, re: **APPLICATION TO AMEND THE ZONING BY-LAW AND ASSOCIATED AMENDMENT TO THE DRAFT APPROVED SUBDIVISION PLAN - GUGLIETTI BROTHERS INVESTMENTS LIMITED - WARD 6** (File C2W14.2) be received; and,

That staff be directed to report back to the Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

D 5. Report from N. Grady, Development Planner, Planning and Building Department, dated November 21, 2000, re: **PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - MIA PROPERTIES LIMITED - WARD 2** (File C1W14.16).

Mr. Neal Grady gave a presentation at the request of members of the public attending the meeting. Mr. Jim Makela, area resident, asked for clarification as to what phase this development is now in. Janice Robinson, representing the developer, informed Committee that the development is Phase 3 of four phases. Construction should start in the second half of 2001.

PB277-2000 That the report from N. Grady, Development Planner, Planning and Building Department, dated November 21, 2000, to the Planning and Building Committee meeting of December 6, 2000, re: **PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - MIA PROPERTIES LIMITED - WARD 2** (File C1W14.16) be received; and,

That staff be directed to report back to the Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

D 6. Report from N. Grady, Development Planner, Planning and Building Department, dated November 23, 2000, re: **PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - FANSHORE INVESTMENTS INC. (FANSHORE NORTH) - WARD 6** (File C2W15.2).

Mr. Neal Grady gave a presentation at the request of members of the public attending the meeting. Mr. Jack Anderson, area resident, presented a letter signed by several area residents to Committee stating the resident's concerns.

Discussion took place regarding the classification City Staff have placed on the woodlot. Mrs. McCauly, representing the developer, answered questions regarding the size of the woodlot, 2 – 3 acres. Committee was informed that an arborist study has been done by the Developer and it is being reviewed by City staff.

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PB278-2000 That the correspondence from Mr. Jack Anderson, dated December 4, 2000, to the Planning and Building Committee meeting of December 6, 2000, re: **PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - FANSHORE INVESTMENTS INC. (FANSHORE NORTH) - WARD 6** (File C2W15.2) be received; and,

That the report from N. Grady, Development Planner, Planning and Building Department, dated November 23, 2000, to the Planning and Building Committee meeting of December 6, 2000, re: **PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - FANSHORE INVESTMENTS INC. (FANSHORE NORTH) - WARD 6** (File C2W15.2) be received; and,

That staff be directed to report back to the Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

D 7. Report from R. Nykyforchyn, Development Planner, Planning and Building Department, dated November 23, 2000, re: **DRAFT PLAN OF PROPOSED SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - HIGHWAY 7 & THE GORE ROAD LIMITED - WARD 10** (File C9E6.5).

Mr. Fred Urchuck, Brampton resident, addressed Committee to voice his concerns with the amount of development taking place in Brampton. He requested Committee to not approve any more applications and to preserve the vegetation and wildlife that live in the rural areas of Brampton.

PB279-2000 That the report from R. Nykyforchyn, Development Planner, Planning and Building Department, dated November 23, 2000, to the Planning and Building Committee meeting of December 6, 2000, re: **DRAFT PLAN OF PROPOSED SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - HIGHWAY 7 & THE GORE ROAD LIMITED - WARD 10** (File C9E6.5) be received; and,

That staff be directed to report back to the Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

D 8. Report from J. Hardcastle, Development Planner, Planning and Building Department, dated November 23, 2000, re: **APPLICATION TO AMEND THE ZONING BY-LAW - 1300409 ONTARIO LIMITED - STEVEN PERGER - WARD 5** (File C1W6.59).

Mr. Bruce Daccord, resident of Joseph Street, appeared before Committee to voice his concerns regarding the creek bed that runs through the western portion of the property, the number of units being approved, and requested that the colour scheme and building aesthetics be kept in conformity to what is existing in the area.

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Mrs. Ollie Dignard, resident of Joseph Street, also voiced her concerns regarding the creek bed. Discussion took place regarding landscaping/fencing on Market Street. Correspondence from Clarence Dusome was also submitted to Committee.

PB280-2000 That the correspondence from Clarence Dusome, Market Street, dated November 26, 2000, to the Planning and Building Committee meeting of December 6, 2000, re: **APPLICATION TO AMEND THE ZONING BY-LAW - 1300409 ONTARIO LIMITED - STEVEN PERGER - WARD 5** (File C1W6.59) be received; and,

That the report from J. Hardcastle, Development Planner, Planning and Building Department, dated November 23, 2000, to the Planning and Building Committee meeting of December 6, 2000, re: **APPLICATION TO AMEND THE ZONING BY-LAW - 1300409 ONTARIO LIMITED - STEVEN PERGER - WARD 5** (File C1W6.59) be received; and,

That staff be directed to report back to the Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

D 9. Report from P. Snape, Supervisor, Information Services and Land Development, Planning and Building Department, dated November 24, 2000, re: **APPLICATION TO AMEND THE ZONING BY-LAW AND TO AMEND DRAFT APPROVED PLAN OF SUBDIVISION 21T-98004B - MATTAMY (CASTLEMORE) LIMITED - WARD 10** (File C7E12.6).

No member of the public spoke to the application.

PB281-2000 That the report from P. Snape, Supervisor, Information Services and Land Development, Planning and Building Department, dated November 24, 2000, re: **APPLICATION TO AMEND THE ZONING BY-LAW AND TO AMEND DRAFT APPROVED PLAN OF SUBDIVISION 21T-98004B - MATTAMY (CASTLEMORE) LIMITED - WARD 10** (File C7E12.6) be received; and,

That staff be directed to report back to the Planning and Building Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

CARRIED

D 10. Report from W. Lee, Director, Urban Design and Zoning, Planning and Building Department, dated October 23, re: **CITY INITIATED AMENDMENTS TO ZONING BY-LAWS - REQUIRED ATTACHMENT FOR SEMI-DETACHED AND TOWNHOUSE DWELLINGS** (File P42GE-1).

No member of the public spoke to the application.

PB282-2000 That the report from W. Lee, Director, Urban Design and Zoning, Planning and Building Department, dated October 23, to the Planning and Building Committee meeting of December 6, 2000, re: **CITY INITIATED AMENDMENTS TO ZONING BY-LAWS - REQUIRED ATTACHMENT FOR SEMI-DETACHED AND TOWNHOUSE DWELLINGS** (File P42GE-1) be received; and,

MINUTES
Planning and Building Committee

That staff be directed to prepare appropriate documents for Council's consideration.

CARRIED

- D 11. Report from W. Lee, Director, Urban Design and Zoning, Planning and Building Department, dated October 23, 2000, re: **CITY INITIATED AMENDMENTS TO ZONING BY-LAWS - BUILDING ADDITIONS TO EXISTING DWELLINGS** (File P42GE-1).

No member of the public spoke to the application.

- PB283-2000 That the report from W. Lee, Director, Urban Design and Zoning, Planning and Building Department, dated October 23, 2000, to the Planning and Building Committee meeting of December 6, 2000, re: **CITY INITIATED AMENDMENTS TO ZONING BY-LAWS - BUILDING ADDITIONS TO EXISTING DWELLINGS** (File P42GE-1) be received; and,

That staff be directed to prepare appropriate documents for consideration.

CARRIED

E. DELEGATIONS

- E 1. Delegations re: **APPLICATION TO AMEND THE ZONING BY-LAW - REGION OF PEEL (PROPOSED COMMUNITY RECYCLING CENTRE) - WARD 11** (File C6E7.3)(See Report G4).

1. Mr. Scott Stewart, Director of Waste Management, Region of Peel
2. Paul Puopolo, Planning & Engineering Initiatives Ltd.

These delegations withdrew from appearing before Committee.

- E 2. Delegation of J. Bozzo, Gagnon Law Bozzo, re: **APPLICATION FOR PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY - 223 JOHN STREET** (File G33-LA)(See Item I2).

This delegation withdrew from appearing before Committee.

F. DEFERRED/REFERRED ITEMS - nil

G. DEVELOPMENT TEAM REPORTS

- G 1. Report from R. Nykyforchyn, Development Planner, Planning and Building Department, dated November 23, 2000, re: **DRAFT PLAN OF PROPOSED SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - KLM PLANNING PARTNERS INC. (FOR HAREVAN DEVELOPMENT INC.) - WARD 10** (File C6E15.1).

Discussion took place regarding the lands to the north of this application and the way in which they are affected by this application. Committee was informed that the applicant had requested this item be deferred to the January meeting of the Planning and Building Committee and was not in attendance tonight. Committee was informed that a meeting between the interested parties is being set up to discuss the concerns of all parties involved.

MINUTES
Planning and Building Committee

PB284-2000 That the report from R. Nykyforchyn, Development Planner, Planning and Building Department, dated November 23, 2000, to the Planning and Building Committee meeting of December 6, 2000, re: **DRAFT PLAN OF PROPOSED SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - KLM PLANNING PARTNERS INC. (FOR HAREVAN DEVELOPMENT INC.) - WARD 10** (File C6E15.1) be received; and,

That prior to the issuance of draft plan approval, outstanding final comments shall be received from Ontario Hydro Services Company, and the Region of Peel;

That prior to the issuance of draft plan approval, the applicant shall prepare a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to the Sales Office Community Information Maps;

That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan;

That prior to the issuance of draft plan approval, the applicant shall submit a preliminary noise study to the satisfaction of the City;

That Planning and Building Committee recommend approval of the subject application, and authorize staff to prepare the appropriate Zoning By-law document, subject to the following:

1. The implementing zoning by-law document shall zone the lands in accordance with that which has been requested on the draft plan of subdivision, and that all buildings and structures shall be located a minimum of 10.0 metres from a "Floodplain (F)" zone. In addition, the Highway Commercial block shall have a Maximum Floor Space Index of 0.75 for all commercial buildings.
2. Prior to the enactment of the zoning by-law for the "Highway Commercial" block, the applicant shall submit an Urban Design Scheme which addresses general siting and design characteristics, to the satisfaction of the City. These Guidelines shall ensure that buildings of superior design are located along the two street frontages, and that gas pumps and parking are located to the rear and side of such buildings. Further, the urban design guidelines shall address:
 - i) the intended form, massing and design character of all anticipated buildings; and,
 - ii) the general siting and design characteristics of vehicular accesses, parking, landscape buffers, pedestrian facilities, garbage storage and pick-up etc.

In particular, these guidelines should prescribe that every effort shall be made to arrange buildings of superior design along the two street frontages with parking and other facilities such as gas pumps and their associated canopies to the sides and rear.

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That staff be authorized to issue notice of draft approval, at such time as all items recommended by Planning and Building Committee to be addressed prior to draft plan approval have been addressed to the satisfaction of the City, subject to the following:

1. Any necessary red-line revisions to the draft plan, including physical layouts, and any appropriate conditions of approval identified by staff;
2. All conditions of draft approval contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning and Building.
3. The following condition shall be included within the list of conditions of draft approval:

Prior to the registration of Lots 59 to 71, both inclusive, the applicant shall make arrangements, satisfactory to the City, to identify the final alignment of the road connections (Blocks 97 and 98) north of Street "3", in conjunction with the abutting lands to the north. In this regard, revisions to the plan may be necessary and the applicant shall place these blocks in a condition satisfactory to the City and erect signs prohibiting trespassing and dumping, also to the satisfaction of the City, within one year of the issuance of any building permit for any dwelling on the plan.

Prior to the issuance of Building Permits for Lots 72 and 73, the applicant shall make appropriate arrangements with the City to demonstrate that permanent or alternative access arrangements are available to serve the area. In this regard, the applicant shall place these blocks in a condition satisfactory to the City and erect sign(s) prohibiting trespassing and dumping, also to the satisfaction of the City, within one year of the issuance of any building permit for any dwelling on the plan; and,

WHEREAS the policy in the Sandringham-Wellington Secondary Plan permits the use of reversed frontages on Countryside Drive; and,

WHEREAS site specific circumstances warrant cul-de-sac road layout with reversed frontage lots on Countryside Drive to the north of the subject site;

THEREFORE, BE IT RESOLVED THAT staff be directed to accept and process a cul-de-sac lotting concept proposal with reversed frontage on the neighbouring property to the north of the subject site and that appropriate road connections and land use interface be provided along the shared property line between the two properties.

CARRIED

- * G 2. Report from R. Nykyforchyn, Development Planner, Planning and Building Department, dated: November 23, 2000, re: **DRAFT PLAN OF PROPOSED SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - DIPOCE MANAGEMENT - WARD 10** (File C7E6.18B).

MINUTES
Planning and Building Committee

PB285-2000 That the report from R. Nykyforchyn, Development Planner, Planning and Building Department, dated: November 23, 2000, to the Planning and Building Committee meeting of December 6, 2000, re: **DRAFT PLAN OF PROPOSED SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - DIPOCE MANAGEMENT - WARD 10** (File C7E6.18B) be received; and,

That prior to the issuance of draft plan approval, outstanding final comments shall be received from the appropriate internal departments.

That prior to the issuance of draft plan approval, the applicant shall prepare Urban Design Guidelines for the proposed development. The guidelines shall set out the conceptual and detailed design of the development on the blocks which abut the Humberwest Parkway.

That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan;

That Planning and Building Committee recommend approval of the subject application, and authorize staff to prepare the appropriate Zoning By-law document, subject to the following:

1. The implementing zoning by-law document shall zone the lands with site specific Service Commercial zone categories, in conformance with the general Development Standards contained within the secondary plan, and consistent with the uses that have been requested. In addition, the site specific zoning shall limit the Maximum Floor Space Index for all commercial and industrial buildings to 0.25 and 0.40, respectively, and shall require minimum landscaped areas having minimum widths of 9.0 metres and 3.0 metres where it abuts Humberwest Parkway and all other roads, respectively.

That staff be authorized to issue notice of draft approval, at such time as all items recommended by Planning and Building Committee to be addressed prior to draft plan approval have been addressed to the satisfaction of the City, subject to the following:

1. Any necessary red-line revisions to the draft plan, including physical layouts, and any appropriate conditions of approval identified by staff;
2. All conditions of draft approval contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning and Building; and,
3. The following conditions shall be included within the list of conditions of draft approval:
 - (i) Block 3 shall be developed in conjunction with the abutting lands (\pm 0.76 hectare block) to the west. In this regard, the applicant shall agree to place this block in a condition satisfactory to the City and erect signs prohibiting trespassing and dumping, also to the satisfaction of the City.

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(ii) Prior to Site Plan Approval being given for Block 4, the applicant shall make arrangements, satisfactory to the City, to demonstrate that an access connection has been provided to the abutting property to the south, and which may connect to Regional Road #107 (Queen Street), subject to the approval of the appropriate road authority.

(iii) The following clause shall be included in a registered portion of the subdivision agreement and, in bold type, in all offers of purchase and sales for all Blocks within the plan:

"Due to the proximity of the site to the Pearson International Airport, noise levels from airplane traffic may continue to be of concern, occasionally interfering with some activities of the building occupants."

CARRIED

* G 3. Report from R. Nykyforchyn, Development Planner, Planning and Building Department, dated November 23, 2000, re: **DRAFT PLAN OF PROPOSED SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - SEBASCO CONSTRUCTION LTD. - WARD 10** (File C7E6.16B).

PB286-2000 That the report from R. Nykyforchyn, Development Planner, Planning and Building Department, dated November 23, 2000, to the Planning and Building Committee meeting of December 6, 2000, re: **DRAFT PLAN OF PROPOSED SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - SEBASCO CONSTRUCTION LTD. - WARD 10** (File C7E6.16B) be received; and,

That prior to the issuance of draft plan approval, outstanding final comments shall be received from the appropriate internal departments.

That prior to the issuance of draft plan approval, the applicant shall prepare Urban Design Guidelines for the proposed development. The guidelines shall set out the conceptual and detailed design of the development on the blocks which abut the Humberwest Parkway.

That prior to the issuance of draft plan approval, the applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan;

That Planning and Building Committee recommend approval of the subject application, and authorize staff to prepare the appropriate Official Plan Amendment and Zoning By-law documents, subject to the following:

1. The implementing Official Plan Amendment shall amend the area secondary plan by:
 - (i) including "Retail Warehousing" as a permitted use, on Blocks IV and V, in addition to the existing "Business" land use permissions;

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- (ii) including outside storage, and the repair, rental and storage of heavy equipment as additional land use permissions within the “Mixed Industrial/Commercial” development principles for those lands located west of the Sun Pac Boulevard extension; and by,
 - (iii) shifting the local road connection between Sun Pac Boulevard and the abutting lands to the west, to the south limit of the site.
- 2. The implementing zoning by-law document shall zone the lands with site specific Service Commercial zone categories, in conformance with the general Development Standards contained within the secondary plan, and consistent with the uses that have been requested. In addition, the site specific zoning shall limit the Maximum Floor Space Index for all commercial and industrial buildings to 0.25 and 0.40, respectively, and shall require minimum landscaped areas having minimum widths of 9.0 metres and 3.0 metres where it abuts Humberwest Parkway and all other roads, respectively.

That staff be authorized to issue notice of draft approval, at such time as all items recommended by Planning and Building Committee to be addressed prior to draft plan approval have been addressed to the satisfaction of the City, subject to the following:

- 1. Any necessary red-line revisions to the draft plan, including physical layouts, and any appropriate conditions of approval identified by staff. The plan will need to be red-line revised to include a 0.3 metre reserve at the westerly terminus of Block 8 (future road);
- 2. All conditions of draft approval contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning and Building; and,
- 3. The following conditions shall be included within the list of conditions of draft approval:
 - (i) Prior to the issuance of any building permits, the applicant shall make arrangements, satisfactory to the City, to construct Sun Pac Boulevard to the south limit of the subject property, and such road shall terminate in a temporary cul-de-sac turning circle.
 - (ii) Block 7 shall be developed in conjunction with the abutting lands (\pm 0.3 hectare block) to the east. In this regard, the applicant shall agree to place this block in a condition satisfactory to the City and erect signs prohibiting trespassing and dumping, also to the satisfaction of the City.
 - (iii) The following clause shall be included in a registered portion of the subdivision agreement and, in bold type, in all offers of purchase and sales for all Blocks within the plan:

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"Due to the proximity of the site to the Pearson International Airport, noise levels from airplane traffic may continue to be of concern, occasionally interfering with some activities of the building occupants."

CARRIED

- G 4. Report from P. Snape, Supervisor, Information Services and Land Development, Planning and Building Department, dated November 20, 2000, re: **APPLICATION TO AMEND THE ZONING BY-LAW - REGION OF PEEL (PROPOSED COMMUNITY RECYCLING CENTRE) - WARD 11** (File C6E7.3).

PB287-2000 That the report from P. Snape, Supervisor, Information Services and Land Development, Planning and Building Department, dated November 20, 2000, to the Planning and Building Committee meeting of December 6, 2000, re: **APPLICATION TO AMEND THE ZONING BY-LAW - REGION OF PEEL (PROPOSED COMMUNITY RECYCLING CENTRE) - WARD 11** (File C6E7.3) be received; and,

That the zoning by-law shall be changed to M2-Special Section and contain the following:

1. shall only be used for the following purposes:
 - (1) a Waste Transfer Station, a Waste Processing Station, including a reusable goods sales depot and an education centre, and a Composting Facility, all operated by a public authority.
 - (2) an administrative office or facility of a public authority.
2. shall be subject to the following requirements and restrictions:
 - (1) composting shall only occur within a fully enclosed building;
 - (2) for the purpose of this section, the requirement of maintaining a minimum separation distance of 120 metres from a Waste Transfer Station or Waste Processing Station and a non-industrial zone shall not apply;
 - (3) Minimum landscaping shall be provided as follows:

Front Yard	-	9 metres, except at approved access locations;
Interior North Side Yard	-	0 metres;
Interior South Side Yard	-	3 metres.

CARRIED

- G 5. Report from R. Nykyforchyn, Development Planner, dated November 23, 2000, re: **APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND REZONING - MASUMEEN ISLAMIC CENTRE - WARD 3** (File T1E13.8).

Discussion took place regarding the time lines for this application. Committee was informed that it is anticipated that this application will be back before Committee in July 2001.

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PB288-2000 That the report from R. Nykyforchyn, Development Planner, dated November 23, 2000, to the Planning and Building Committee meeting of December 6, 2000, re: **APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND REZONING - MASUMEEN ISLAMIC CENTRE - WARD 3** (File T1E13.8) be received.

CARRIED

G 6. Report from T. Goodeve, Development Planner, Planning and Building Department, dated November 22, 2000, re: **DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - MAYLON O. SIMPSON ESTATES LTD. - WARD 2** (File C1W11.25).

PB289-2000 That the report from T. Goodeve, Development Planner, Planning and Building Department, dated November 22, 2000, to the Planning and Building Committee meeting of December 6, 2000, re: **DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - MAYLON O. SIMPSON ESTATES LTD. - WARD 2** (File C1W11.25) be **referred** to the Council Meeting of December 11, 2000.

CARRIED

* G 7. Report from P. Snape, Supervisor, Information Services and Land Development, Planning and Building Department, dated November 23, 2000, re: **OMNIBUS (HOUSEKEEPING) AMENDMENT - COMPREHENSIVE ZONING BY-LAW 56-83 - FOR THE ADDITION OF RESIDENTIAL ZONE R3A - WARD 10** (File P42BR).

PB290-2000 That the report from P. Snape, Supervisor, Information Services and Land Development, Planning and Building Department, dated November 23, 2000, to the Planning and Building Committee meeting of December 6, 2000, re: **OMNIBUS (HOUSEKEEPING) AMENDMENT - COMPREHENSIVE ZONING BY-LAW 56-83 - FOR THE ADDITION OF RESIDENTIAL ZONE R3A - WARD 10** (File P42BR) be received; and,

That staff be directed to:

1. Prepare an amendment to the zoning by-law to add the Residential Townhouse Zone (R3A) to comprehensive By-law 56-83; and,
2. Hold a public meeting in accordance with City Council procedures.

Subject to the results of the Public Meeting, staff will prepare the appropriate amending by-law for enactment by City Council.

CARRIED

H. POLICY PLANNING REPORTS

* H 1. Report from A. Janzen, Policy Planner, Planning and Building Department, dated November 20, 2000, re: **OUTSTANDING ISSUES REGARDING PLACES OF WORSHIP** (File P13-IN).

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PB291-2000 That the report from A. Janzen, Policy Planner, Planning and Building Department, dated November 20, 2000, to the Planning and Building Committee meeting of December 6, 2000, re: **OUTSTANDING ISSUES REGARDING PLACES OF WORSHIP** (File P13-IN) be received.

CARRIED

* H 2. Report from A. Smith, Policy Planner, Planning and Building Department, dated November 24, 2000, re: **INFORMATION REPORT - SOCIAL HOUSING REFORM ACT 2000** (File C51AF).

PB292-2000 That the report from A. Smith, Policy Planner, Planning and Building Department, dated November 24, 2000, re: **INFORMATION REPORT - SOCIAL HOUSING REFORM ACT 2000** (File C51AF) be received; and,

That staff continue to monitor the ongoing process of social housing reform and the findings and concerns of the Region of Peel review committees and that staff report back to Council as events of significance to the local municipal level warrant.

CARRIED

* H 3. Report from D. Nicholson, Planner, Policy and Heritage, dated November 23, 2000, re: **IMPLEMENTATION OF HERITAGE PRESERVATION TOOLS: REVIEW OF BOARDING BY-LAW UNDER THE MUNICIPAL ACT** (File G33LA).

PB293-2000 That the report from D. Nicholson, Planner, Policy and Heritage, dated November 23, 2000, re: **IMPLEMENTATION OF HERITAGE PRESERVATION TOOLS: REVIEW OF BOARDING BY-LAW UNDER THE MUNICIPAL ACT** (File G33LA) be received; and,

That given the superior effectiveness of recently activated procedures under the Fire Prevention and Protection Act and the Building Code Act for the protection and maintenance of vacant buildings, including heritage buildings, no further action be taken to adopt a Boarding By-law at this time.

CARRIED

* H 4. Report from D. Nicholson, Planner, Policy and Heritage, dated November 23, 2000, re: **IMPLEMENTATION OF HERITAGE PRESERVATION TOOLS: REVIEW OF CITY OF BRAMPTON INVENTORY OF HERITAGE RESOURCES** (File G33LA).

PB294-2000 That the report from D. Nicholson, Planner, Policy and Heritage, dated November 23, 2000, re: **IMPLEMENTATION OF HERITAGE PRESERVATION TOOLS: REVIEW OF CITY OF BRAMPTON INVENTORY OF HERITAGE RESOURCES** (File G33LA) be received.

CARRIED

I. BUILDING REPORTS

* I 1. Report from B. Campbell, Director of Building and Chief Building Official, Planning and Building Department, dated November 29, 2000, re: **BUILDING PERMIT ACTIVITY FOR THE MONTH OF OCTOBER 2000** (File B11).

MINUTES
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PB295-2000 That the report from B. Campbell, Director of Building and Chief Building Official, Planning and Building Department, dated November 29, 2000, to the Planning and Building Committee meeting of December 6, 2000, re: **BUILDING PERMIT ACTIVITY FOR THE MONTH OF OCTOBER 2000** (File B11) be received.

CARRIED

* I 2. Report from B. Campbell, Director of Building and Chief Building Official, Planning and Building Department, dated November 30, 2000, re: **APPLICATION FOR PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY - 223 JOHN STREET** (File G33-LA).

PB296-2000 That the report from B. Campbell, Director of Building and Chief Building Official, Planning and Building Department, dated November 30, 2000, re: **APPLICATION FOR PERMIT TO DEMOLISH A RESIDENTIAL PROPERTY - 223 JOHN STREET** (File G33-LA) be deferred until such time as the redevelopment plan has received site plan approval.

CARRIED

J. URBAN DESIGN AND ZONING REPORTS

* J 1. Report from W. Lee, Director, Urban Design and Zoning, Planning and Building Department, dated October 5, 2000, re: **AUTOMOBILE IMPOUND FACILITIES** (File P42GE-1).

PB297-2000 That the report from W. Lee, Director, Urban Design and Zoning, Planning and Building Department, dated October 5, 2000, to the Planning and Building Committee meeting of December 6, 2000, re: **AUTOMOBILE IMPOUND FACILITIES** (File P42GE-1) be received; and,

That staff be directed to take appropriate procedures to amend City zoning by-laws so that an automobile impound facility (a place operated by or under an agreement with the public authority for the storage of automobile vehicles that are convicted in a breach of the law or on pending investigation and may include a collision reporting centre) be permitted on lands zoned in M2 and its subsections within the area bounded by Queen Street, Highway 410, Steeles Avenue, and Kennedy Road and subject to the following criteria:

- There shall be a permanent building on the site,
- A minimum lot area of 1800 square metres,
- A minimum 5 public parking spaces shall be provided on the site,
- The pound area shall be screened with an opaque fence from streets, open space, and properties not zoned to permit outside storage, and
- A minimum 3 metre wide landscaped strip shall be provided abutting a public street except at approved access locations.

CARRIED

K. HERITAGE BOARD MINUTES – nil

L. OTHER BUSINESS

L 1. **GROWTH AND TRAFFIC GRIDLOCK IN THE HIGHWAY 7/HIGHWAY 10 AREA.**

MINUTES
Planning and Building Committee

Regional Councillor Miles requested this item be added to the agenda. Councillor Miles raised concerns regarding the amount of traffic congestion being caused by the high volume of development taking place west of Highway 10 around Highway 7. Mr. Rick Bino informed committee that the Ministry of Transportation of Ontario has determined that Highway 7 serves as a local road and not a highway. Mr. Bino requested direction be given to Regional Staff to approach the Ministry regarding taking over ownership of Highway 7. Mr. Michael Gagnon, of Gagnon Law Bozzo Urban Planners Ltd., addressed Committee and offered suggestions in this regard. Possible solutions were given to Committee, but it was felt that a workshop should be held with Council, Developers, Consultants and Staff in attendance to find the best solution to the problem.

The following motion was then considered.

PB298-2000 WHEREAS unprecedented new growth in Brampton over the last two years is creating significant traffic congestion in many areas of the City;

THEREFORE BE IT RESOLVED that the issue of traffic congestion related to new growth be on the agenda of the next Council/Senior Staff Workshop; and,

That staff provide background information related to the traffic congestion issue and potential measures that the City may take to ensure that the provision of traffic capacity is more in phase with growth in the new development areas of the City.

CARRIED

M. QUESTION PERIOD

N. CLOSED MEETING - nil

O. ADJOURNMENT

PB299-2000 That the Planning & Building Committee do now adjourn to meet again on the 8th day of January, 2001 at 7:00 p.m. or at the call of the Chair.

CARRIED